

103  
THE GENERAL SERVICES ADMINISTRATION  
FIVE-YEAR HOUSING PLAN

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(103-75)

Y 4. P 96/11:103-75

The General Service Administration... **ING**  
THE  
SUBCOMMITTEE ON  
PUBLIC BUILDINGS AND GROUNDS  
OF THE  
COMMITTEE ON  
PUBLIC WORKS AND TRANSPORTATION  
HOUSE OF REPRESENTATIVES  
ONE HUNDRED THIRD CONGRESS  
SECOND SESSION  
ON  
H.R. 4543, H.R. 3110, H.R. 4576, H.R. 4577, 11(b) RESOLUTION ON  
FEDERAL SPACE NEEDS, CORPUS CHRISTI, TX

JUNE 16, 1994

Printed for the use of the  
Committee on Public Works and Transportation



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## THE GENERAL SERVICES ADMINISTRATION FIVE-YEAR HOUSING PLAN

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H.R. 4543, to designate the U.S. Courthouse to be constructed at 907 Richland Street in Columbia, SC, as the "Matthew J. Perry, Jr., United States Courthouse"

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11(b) resolution to direct administrator of general services to investigate the feasibility and need for acquiring or constructing a Federal Building in Corpus Christi, TX

#### THE GENERAL SERVICES ADMINISTRATION 5-YEAR HOUSING PLAN

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THURSDAY, JUNE 16, 1994

HOUSE OF REPRESENTATIVES,  
SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS,  
COMMITTEE ON PUBLIC WORKS AND TRANSPORTATION,  
Washington, DC.

The subcommittee met, pursuant to call, at 8:30 a.m., in room 2253, Rayburn House Office Building, Hon. James A. Traficant (chairman of the subcommittee) presiding.

Mr. TRAFICANT. The subcommittee will come to order.

This morning's agenda includes several hearing items, including four named bills and two 11(b) building report requests which we will mark up after the hearing on these items is completed.

The subcommittee will then conduct a hearing regarding the five-year regional housing plan prepared by the General Services Administration to accommodate the Federal housing needs in the metropolitan D.C. area.

As always, the subcommittee is pleased to welcome several of our very distinguished colleagues. A distinguished Member of the subcommittee, Congressman Clyburn, testifying on behalf of a named bill and an 11(b) building report request for Columbia, South Carolina.

Congressman Solomon Ortiz, a very capable Member, will also testify in support of an 11(b) building report request in Corpus Christi, Texas. He is here also being supported by the very honorable District Judge, Hayden Head, and we welcome His Honor here today.

Congresswoman Barbara Vucanovich, who is also here, a very capable Member of this body, who will testify on behalf of a named bill for a courthouse and a Federal building in Reno, Nevada.

After hearing from our colleagues, the subcommittee will mark up these items as well as H.R. 4576 and H.R. 4577, which are bills to name Federal buildings after Chairman Jamie L. Whitten and former Chairman William H. Natcher, respectively.

Following this markup, the subcommittee will receive testimony from Mr. Thurman M. Davis, Regional Administrator for the GSA, National Capital Region, regarding the agency's five-year regional housing plan.

With that, I will defer to the outstanding Member here from the good State of Tennessee, the Ranking Member, Mr. Duncan, for any statement that he would have.

Mr. DUNCAN. No, Mr. Chairman, I have no statement, other than just to welcome our colleagues, and I look forward to hearing the testimony from all of these friends of ours. Thank you very much.

Mr. TRAFICANT. The Chair recognizes the outstanding Chairman of the Water Resources Committee, a subcommittee of Public Works and Transportation, the Honorable Douglas Applegate.

Mr. APPLGATE. Thank you very much, Mr. Chairman.

I would just like to take one second to say a well-deserved thank you on behalf of Mr. Ortiz, Roy Rowland, Sandy Bishop, and myself to you, Mr. Chairman, for being the stand-up kind of a Chairman that I have never seen the likes of in my 18 years as far as the Chairman of the building and grounds committee.

You took up for the Members on the Floor yesterday, gave us the support we need. We had a long, drawn out battle against a lot of what I believe to be false statements, and we were able to defeat that. You did that without having the authorizations, and you did that strictly on a bipartisan basis, and I think you deserve a great deal of credit for standing up for the Members, and not just of this committee, but the Members of the House of Representatives.

I think as you so very succinctly pointed out, that while the arguments were made that this was not requested by the President or anybody else, you stated that this is not anything that the President or anybody else has a right to do, but this is an authority and jurisdiction of the Congress of the United States to point out where courthouses are going to be built and where they are not going to be built, and, frankly, for one individual, I just want to say thank you very much for your support.

Mr. TRAFICANT. I appreciate that, Chairman. I appreciate it very much.

Now, I would like to recognize the very capable gentleman from South Carolina, Mr. Jim Clyburn, a Member of this subcommittee and also one of the most respected Members in the House, a tremendous Member of our Rules Committee. Mr. Butler Derrick is here with him, and we are honored to have him here.



Mr. DERRICK. Mr. Chairman, I would be pleased if you could spare me a couple of minutes.

Mr. TRAFICANT. Well, you know, the way you have treated us sometimes in the Rules Committee, we will consider that. But we will defer to our subcommittee's Member, Mr. Clyburn, and open it up to the both of you.

We are honored to have you here, and we are saddened to hear that you are leaving, as is Chairman Applegate. I really mean that. So we welcome you here, and Representative Clyburn, the mike is yours.

[The bill proposed by Mr. Clyburn, H.R. 4543 follows:]

103D CONGRESS  
2D SESSION

# H. R. 4543

To designate the United States courthouse to be constructed at 907 Richland Street in Columbia, South Carolina, as the "Matthew J. Perry, Jr. United States Courthouse".

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## IN THE HOUSE OF REPRESENTATIVES

JUNE 8, 1994

Mr. CLYBURN introduced the following bill; which was referred to the Committee on Public Works and Transportation

---

## A BILL

To designate the United States courthouse to be constructed at 907 Richland Street in Columbia, South Carolina, as the "Matthew J. Perry, Jr. United States Courthouse".

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SECTION 1. DESIGNATION.**

4       The United States courthouse to be constructed at  
5       907 Richland Street in Columbia, South Carolina, shall  
6       be known and designated as the "Matthew J. Perry, Jr.  
7       United States Courthouse".

1 **SEC. 2. REFERENCES.**

2       Any reference in a law, map, regulation, document,  
3 paper, or other record of the United States to the United  
4 States courthouse referred to in section 1 shall be deemed  
5 to be a reference to the "Matthew J. Perry, Jr. United  
6 States Courthouse".

○

## TESTIMONY OF HON. JAMES E. CLYBURN, A REPRESENTATIVE IN CONGRESS FROM SOUTH CAROLINA

Mr. CLYBURN. Thank you very much, Mr. Chairman.

Let me, first of all, by adding my voice to what has just been expressed by Mr. Applegate, I thought that your positions last night and articulations were such that they ought to be congratulated and commended. I didn't have a dog in that fight last night, but I want you to know that I really appreciate that and I look forward to the day when you can cover me the same way. Thank you so much.

Mr. Chairman, I want to thank you and Mr. Duncan for providing this opportunity for me to speak on behalf of my bill, H.R. 4543, which would designate the Federal courthouse to be constructed at 907 Richland Street in Columbia, South Carolina, as the Matthew J. Perry, Jr. United States Courthouse.

I want to take a moment to tell you who Matthew Perry is and why he is deserving of the recognition my bill bestows. Matthew Perry was born in Columbia almost 73 years ago. He attended the public schools in that city and completed his bachelor's degree and law degree from South Carolina State College. He was admitted to the South Carolina Bar in 1951.

For the next 24 years, Mr. Perry distinguished himself in the legal community. During this time, he participated in the successful defense of more than 7,000 black students who were arrested because of their participation in protest activities against segregation in the South. Among the many cases in which Mr. Perry participated in this way include the following: Fields against South Carolina; Edwards against South Carolina; Henry against City of Rock Hill; Hamm against City of Rock Hill; Person against City of Greenville; Bouie against City of Columbia; and Barr against City of Columbia.

Mr. Chairman, it was my great honor to have been involved as a litigant in both the Fields and Edwards cases cited. In fact, the record will show that Edwards against South Carolina has become the textbook case on peace cases, and it was the case and is the case that is now being used in lawsuits throughout the country in order to teach that subject matter.

In fact, I was Mr. Perry's only witness in Fields, and it was during that litigation that a relationship fostered between Mr. Perry and me which continues to blossom even until this day. I can think of no living South Carolinian whom I hold in higher esteem. Matthew Perry was involved in virtually all of the litigation which broke racial barriers in South Carolina during this century.

Among the other cases Mr. Perry represented were Gantt against Clemson College, resulting in the admission of Harvey Gantt to Clemson College, which had never admitted a black student prior to this case, and Montieth against University of South Carolina, which resulted in the admission of the first black student to the University of South Carolina since Reconstruction.

After this long and very high profile career, in 1975, Matthew Perry was nominated by President Ford and unanimously confirmed by the United States Senate to serve as a judge on the United States Court of Military Appeals here in Washington.

Matthew Perry's ability, courage, and tenacity were further recognized on June 28, 1979, when President Carter nominated him for appointment to the United States District Court for South Carolina. Again, Judge Perry's confirmation by the Senate was unanimous. Upon his confirmation, Judge Perry became the first African-American to sit on a Federal bench in South Carolina.

Mr. Perry's patriotism did not manifest itself only in the courtroom. Indeed, Judge Perry's undergraduate study at South Carolina State College was interrupted for three years when he served on active duty in the United States Army during World War II.

Mr. Chairman, South Carolina's history dates before the Revolution. Throughout her long history, she has produced many heroes and heroines who embodied the ideals of integrity and courage I previously mentioned. But no one in this century has done more to advance the cause of justice for all people in South Carolina than Matthew Perry. Mr. Chairman, for his outstanding and exemplary service to his State and Nation, I introduced this legislation to pay tribute to Matthew J. Perry, Jr., and I appreciate the subcommittee's consideration. And I thank you.

Mr. TRAFICANT. Thank you for that eloquent statement.

Mr. Derrick.

#### **TESTIMONY OF HON. BUTLER C. DERRICK, A REPRESENTATIVE IN CONGRESS FROM SOUTH CAROLINA**

Mr. DERRICK. Mr. Chairman, Mr. Duncan, thank you both very much for allowing me to testify before you this morning.

I have known Matthew J. Perry for over 30 years, and I am proud to have the chance to testify on behalf of naming a United States Courthouse to be constructed in South Carolina, the Matthew J. Perry Jr. Courthouse.

Judge Perry is a man of exemplary intellect coupled with a great sense of responsibility and compassion. I actually practiced law with him years ago, Mr. Chairman. He is not—not with him in his firm, but on cases with him, and against him as well.

He is a giant of South Carolina history, a man whose activity in his chosen field of law has significantly bettered the everyday social, legal, and political life of South Carolina's citizens.

South Carolina knows Matthew Perry as a tireless advocate of civil rights. He was admitted to our State's bar in 1951. He started his career in the 1950s offering legal aid to those who couldn't afford it or, in many cases, who had been effectively prohibited from obtaining it.

The laws of our land are made to stand for all of us, dispensed blindly and equally. Matthew Perry knows that law well. However, in the 1950s, he knew that the law could be made to stand against whole segments of our population. He knew how the law, written to ensure equality, was often used to disenfranchise the African-Americans in South Carolina and throughout the United States.

Though at times the law was used against him and his fellow African-Americans, Matthew Perry knew that equal justice was the true intent of the law, and he remained true to that ideal, and it has driven his career.

In over 7,000 successful cases, Judge Perry worked on behalf of citizens in South Carolina who were challenging the injustices of

those times in a search for a fair and common place in society. His advocacy was indispensable to the progress of the civil rights movement in South Carolina and in the United States. In a movement where many battles were often won in the land's highest courts, local court actions by Judge Perry and others gave the larger national movement much of its momentum.

Mr. Chairman, I think it most fitting that the United States Courthouse to be constructed in Columbia should be named for Matthew Perry. His life's work has been in the courts of South Carolina. First he served before the bench and then on the bench as South Carolina's United States District Judge, the first and only African-American in South Carolina to hold that position.

The law as Judge Perry found it in South Carolina has changed for the better over the years and he can be credited with much of that transformation. Naming this courthouse for him will recognize that the institution of law it will stand for already bears the mark of his labors.

Thank you, Mr. Chairman. Mr. Chairman, I will try to take care of you on Rules today.

Mr. TRAFICANT. I hope you do. That has no bearing on what we shall do here today. You will long be remembered here, because we are so honored to have you here, and you are here with a great young Member of the Congress and we are proud of his service on our subcommittee.

Mr. Duncan, any questions?

Mr. DUNCAN. Well, thank you, Mr. Chairman. I will just say that several years ago I did some duty at Fort Jackson, South Carolina, on several different occasions, and on one of those occasions I observed Judge Perry try part of a case. I was not involved in the case, but he—I was impressed with his fairness and his intelligence and his vision, and I think it is very appropriate that if and when we build this building, to name it after Judge Perry.

Thank you, gentlemen, very much for being here.

Mr. DERRICK. Thank you, Mr. Duncan.

Mr. CLYBURN. Thank you.

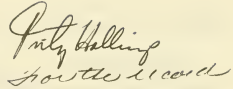
Mr. TRAFICANT. I appreciate both of you being here. This bill will be marked up later today and we will try and get it to the Floor before the end of July. We want to let you know that we will do all that we can to expedite your concerns and we appreciate your remarks.

He must be a tremendous man, after hearing the testimony here. I do not know him, did not know of him, but I do now, and we are honored to have you here to testify.

Mr. DERRICK. Mr. Chairman, you would like him and he would like you. You would get along fine.

Mr. TRAFICANT. Well, I appreciate that. I thank you for your testimony. Thank you for coming in.

[Letters in support of H.R. 4543 follow:]



*Ernie Hollings*  
*South Carolina*

Remarks by Senator Ernest F. Hollings  
Before the House Committee on Public Works and Transportation  
June 15, 1994

Mr. Chairman, I am grateful for this opportunity to express my enthusiastic support for H.R. 4543, the bill to name the new Federal courthouse in Columbia, South Carolina, in honor of Judge Matthew J. Perry, Jr. I applaud Representative Clyburn for taking the initiative to honor Judge Perry -- a tremendous fighter for civil rights, an outstanding jurist, and a great South Carolinian.

Mr. Chairman, Judge Perry is one of the truly historic figures of South Carolina's post-World War II history. As a talented and aggressive private attorney, he was involved in virtually every major civil rights case brought in South Carolina. He played a pivotal role in the peaceful desegregation of schools and public facilities in our state. He argued and won the case which led to the desegregation of Clemson College in 1963. That Clemson decision ended segregation in institutions of higher learning not just in South Carolina, but across the country.

Not surprisingly, Matthew Perry is frequently characterized as South Carolina's home-grown version of Thurgood Marshall. Like Thurgood Marshall, his outstanding career as an attorney was followed by an equally distinguished and historic career as a federal jurist. He is the first and only African American to



serve on the federal bench in South Carolina.

Mr. Chairman, on a personal note, let me say that I will always take enormous pride in having recommended Matthew Perry to President Carter for appointment to the bench in 1979. For 15 years, he has been one of the most respected and accomplished federal judges. I hope the United States Congress will honor this exceptional American by naming the new Columbia courthouse in his honor.



JOHN M. SPRATT, JR.  
5th DISTRICT, SOUTH CAROLINA

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COMMITTEES  
ARMED SERVICES  
GOVERNMENT OPERATIONS

**Congress of the United States**  
**House of Representatives**  
**Washington, D.C. 20515**

June 16, 1994

Statement of the Honorable John Spratt  
Before the Subcommittee on Public Buildings and Grounds

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Mr. Chairman:

I rise today to offer my strong support for legislation introduced by my colleague from South Carolina, Congressman Jim Clyburn, which would designate the federal courthouse to be constructed at 907 Richland Street in Columbia, South Carolina as the "Matthew J. Perry United States Courthouse."

Matthew Perry was born in Columbia, South Carolina on August 3, 1921. He was educated in the public schools of Richland County, and earned his bachelor's and law degrees from South Carolina State College in Orangeburg, South Carolina. He was admitted to the South Carolina Bar in 1951, and went on to excel as a both a lawyer and ultimately a federal judge.

His service to his state and country has been extraordinary. As a lawyer, Matthew Perry participated in the successful defense of over 7,000 black students who were arrested as a result of their part in civil rights protests in the South. He was involved in virtually all the litigation that broke down legal racial barriers in the South Carolina, including two cases which resulted in the admission of the first black student at Clemson College and the first black student at the University of South Carolina since Reconstruction.

In 1975, President Gerald Ford nominated Perry to serve on the United States Court of Military Appeals in Washington. His nomination was unanimously approved by the Senate, and he served with distinction for four years.

In 1979, President Jimmy Carter recognized Matthew Perry's ability and experience by nominating him for the U.S. District Court for South Carolina. Perry's nomination again was unanimously approved by the Senate, and he became the first African-American to sit on the federal bench in South Carolina.

Matthew Perry has spent more than four decades working for racial justice through the court system, and he has upheld the highest legal and judicial standards throughout his outstanding career. Representative Clyburn's bill is an excellent and appropriate way to recognize Judge Perry's towering contributions to his state and his country, and I commend Mr. Clyburn for introducing it. I would urge my colleagues on the Committee to support H.R. 4543.

Mr. TRAFICANT. Next we have the Honorable Barbara F. Vucanovich from Nevada, one of the very capable Members of the Congress who advised me in my early years to be much more quiet, and she was so right. We are so glad to have you here, Barb, and the floor is yours.

[The bill proposed by Ms. Vucanovich, H.R. 3110 follows:]

103D CONGRESS  
1ST SESSION

# H. R. 3110

To designate the United States courthouse and Federal building to be constructed at the southeastern corner of Liberty and South Virginia Streets in Reno, Nevada, as the "Bruce R. Thompson United States Courthouse and Federal Building".

---

## IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 21, 1993

Mrs. VUCANOVICH introduced the following bill; which was referred to the Committee on Public Works and Transportation

---

## A BILL

To designate the United States courthouse and Federal building to be constructed at the southeastern corner of Liberty and South Virginia Streets in Reno, Nevada, as the "Bruce R. Thompson United States Courthouse and Federal Building".

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SECTION 1. DESIGNATION.**

4       The United States courthouse and Federal building  
5       to be constructed at the southeastern corner of Liberty  
6       and South Virginia Streets in Reno, Nevada, is designated

1 as the "Bruce R. Thompson United States Courthouse  
2 and Federal Building".

3 **SEC. 2. LEGAL REFERENCES.**

4 Any reference in any law, regulation, document,  
5 record, map, or other paper of the United States to the  
6 courthouse and Federal building referred to in section 1  
7 is deemed to be a reference to the "Bruce R. Thompson  
8 United States Courthouse and Federal Building".

○

**TESTIMONY OF HON. BARBARA F. VUCANOVICH, A  
REPRESENTATIVE IN CONGRESS FROM NEVADA**

Mrs. VUCANOVICH. Thank you, Mr. Chairman.

I have to congratulate you on your vigorous defense of the institution of the House of Representatives last night, and I have to agree with Mr. Clyburn, I had no dog in that fight, but I did support you. I thought it was the right vote.

But anyway, I appreciate the opportunity of being here and to take the opportunity to thank you for holding this hearing on my bill, H.R. 3110. I think you know I introduced this legislation last fall to name the new Federal Courthouse in Reno, Nevada, after the late Judge Bruce R. Thompson.

I can't think of a more deserving man upon which to bestow this honor. Judge Thompson was one of Nevada's most prominent, respected, and beloved men in Nevada law and led a long and highly distinguished career. After graduating from the University of Nevada and Stanford Law School, he practiced law with George Springmeyer and later Mead Dixon for 27 years until 1963.

He served as our Assistant U.S. Attorney for the District of Nevada from 1942 to 1952, and as special master for the U.S. District Court of the District of Nevada from 1952 to 1953. Judge Thompson was also President of the Nevada State Bar Association from 1955 to 1956. Following a term as regent to the State Planning Board in 1959, he served as its Chairman from 1960 to 1961. In 1963, he was appointed U.S. District Judge by President John Kennedy.

Judge Thompson was also a member of the American Bar Association, the American Law Institute, the American Judicature Society, of which he was director in 1959, the Institute of Judicial Administration, and the American College of Trial Lawyers. From 1975 to 1977, he was President of the Ninth Circuit District Judges.

His outstanding career is coupled by the immense love and respect that Judge Thompson earned from his colleagues. In fact, both the Washoe County Bar Association and the Nevada Chapter of the Federal Bar Association have unanimously passed resolutions to name the new Federal Courthouse after Judge Thompson.

As the ground-breaking date for this new Federal courthouse is set for July 8, the timeliness of passing this legislation is clear. Therefore, I ask for the subcommittee's support to report H.R. 3110 to the full committee, and I thank you very much for allowing me to appear before you today.

Mr. TRAFICANT. Thank you, Barb.

Mr. TRAFICANT. Before we move forward, I ask unanimous consent to insert into a record a letter dated May 31 of this year received by the Chair from the Association of Defense Counsel of Nevada in support of Mrs. Vucanovich's legislation, H.R. 3110.

Without objection, so ordered.

[The information follows:]

**ASSOCIATION OF DEFENSE COUNSEL  
OF NEVADA**

President:  
Robert L. Eisenberg

Vice President:  
Michael R. Kealy

Secretary/Treasurer:  
Lori L. Plater

Please Reply:

Hibbs, Roberts, Lemons,  
Grundy & Eisenberg  
50 W. Liberty St., #750  
Reno, NV 89501-1947  
Ph: (702) 786-6868

May 31, 1994

*Thompson  
file*

Congressman James Traficant, Jr.  
Chair, Sub-Committee on Public  
Buildings and Grounds  
2446 Rayburn Building  
Washington, D.C. 20515

**Re: HR3110, Naming of New Federal  
Courthouse in Reno, Nevada**

Dear Congressman Traficant:

The Association of Defense Counsel of Nevada is an organization consisting of trial lawyers who primarily represent defendants in civil cases. At our meeting on May 25, 1994, the association unanimously endorsed HR3110, which calls for naming of the new federal courthouse in Reno, Nevada, after the late Honorable Bruce R. Thompson. Judge Thompson was certainly one of the most well-respected judges in Northern Nevada, and he was a wonderful person. Naming the federal building after Judge Thompson would be a fitting tribute to this truly outstanding judge.

Sincerely,

*Robert L. Eisenberg*

ROBERT L. EISENBERG  
President

RLE:km

cc: Congresswoman Barbara Vucanovich

Mr. TRAFICANT. Mr. Duncan.

Mr. DUNCAN. Thank you, Mr. Chairman. I am not familiar with Judge Thompson, but I know what a—I certainly respect Mrs. Vucanovich. In fact, she is one of my all-time favorite Members, and if she recommends it, then I am for it.

Mrs. VUCANOVICH. Thank you.

Mr. TRAFICANT. Mr. Clyburn.

Mr. CLYBURN. No questions, Mr. Chairman. Thank you.

Mr. TRAFICANT. I want to echo the comments and sentiments of Mr. Duncan, and if you recommend it, that is fine for me.

Mrs. VUCANOVICH. Thank you very much. I appreciate the opportunity to be here.

[The bills proposed by Mr. Traficant, H.R. 4576 and H.R. 4577 follow:]

  
 11-17-11  
 (Original signature of Member)

103D CONGRESS  
 2D SESSION

**H. R. 4576**

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IN THE HOUSE OF REPRESENTATIVES

Mr. TRAFICANT introduced the following bill; which was referred to the  
 Committee on \_\_\_\_\_

---

**A BILL**

To designate the Federal building located at the northeast corner of the intersection of 14th Street and Independence Avenue, Southwest, in Washington, District of Columbia, as the "Jamie L. Whitten Federal Building".

1 *Be it enacted by the Senate and House of Representa-*  
 2 *tives of the United States of America in Congress assembled,*

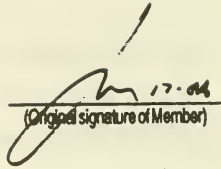
3 **SECTION 1. DESIGNATION.**

4 The Federal building located at the northeast corner  
 5 of the intersection of 14th Street and Independence Ave-  
 6 nue, Southwest, in Washington, District of Columbia,  
 7 shall be known and designated as the "Jamie L. Whitten  
 8 Federal Building".



## 1 SEC. 2. REFERENCES.

2 Any reference in a law, map, regulation, document,  
3 paper, or other record of the United States to the Federal  
4 building referred to in section 1 shall be deemed to be  
5 a reference to the "Jamie L. Whitten Federal Building".

 17-04  
(Original signature of Member)

103D CONGRESS  
2D SESSION

**H. R. 4577**

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IN THE HOUSE OF REPRESENTATIVES

Mr. TRAFICANT introduced the following bill; which was referred to the  
Committee on \_\_\_\_\_

---

**A BILL**

To designate the Federal building and United States court-  
house located at 242 East Main Street in Bowling Green,  
Kentucky, as the "William H. Natcher Federal Building  
and United States Courthouse".

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. DESIGNATION.**

4 The Federal building and United States courthouse  
5 located at 242 East Main Street in Bowling Green, Ken-  
6 tucky, shall be known and designated as the "William H.  
7 Natcher Federal Building and United States Courthouse".

## 1 SEC. 2. REFERENCES.

2 Any reference in a law, map, regulation, document,  
3 paper, or other record of the United States to the Federal  
4 building and United States courthouse referred to in sec-  
5 tion 1 shall be deemed to be a reference to the "William  
6 H. Natcher Federal Building and United States Court-  
7 house".

Mr. TRAFICANT. Thank you for your testimony.

Before we proceed with the other matters, H.R. 4576 will honor a giant in the legislative arena, Chairman Jamie L. Whitten. Congressman Whitten is currently serving his twenty-seventh term in the United States Congress. He has served under 11 Presidents reaching back to the administration of President Franklin Roosevelt.

Chairman Whitten played a special role for the Public Works Committee in 1959 by amending President Eisenhower's veto of the public works appropriation and reestablished the right of Congress to initiate public works projects.

Chairman Whitten is the Dean of the House of Representatives, was Chairman of the Appropriations Committee from 1979 through 1992. It is truly an honor to support legislation which would designate the U.S. Department of Agriculture headquarters building in Washington, D.C., as the Jamie L. Whitten Federal Building.

H.R. 4577 would recognize the outstanding career of Chairman William H. Natcher by designating the Federal building of the United States Courthouse in Bowling Green, Kentucky, in his honor. A man of immense integrity, known for his thoughtfulness, his determination, his collegiality, Chairman Natcher was an inspiration to all of us. He set the highest of ethical standards and his contributions to the legislative process are legendary.

The committee is proud and honored to be able to honor William H. Natcher in this manner. I defer to the gentleman from Tennessee.

Mr. DUNCAN. Well, Mr. Chairman, I would second every single thing that you have just said. I served with both of these men who have had unprecedented careers; to serve for 27 terms, it is just phenomenal.

I am told that well over half of the House after the 1994 elections will be new since 1990, and the average Member today has been here I think less than six years. And so there is unbelievable turnover going on in the House now. And for somebody to stay here almost 54 years is phenomenal, unbelievable, and I don't think it will be equaled again.

And, of course, we are all familiar with Chairman Natcher's unprecedented record-breaking string of over 18,000 recorded roll call votes without missing a single vote, and those are records that I think all of us respect, admire, and I think that we couldn't find two men who are more deserving to have some recognition, and both of these are very appropriate actions, and I recommend and support both of them.

Mr. TRAFICANT. Mr. Clyburn.

Mr. CLYBURN. Mr. Chairman, I, too, am very pleased at this action. I have not known these gentlemen as long as you and Mr. Duncan, but I did for a short time have a very close relationship with Mr. Natcher, and he was one for whom I had a great deal of admiration and respect. I am sure that those records which they hold will probably never be broken.

Having not yet reached my 54th birthday, it really is hard for me to imagine being around here for 54 years. I congratulate them for doing so. Looking at my voting record last night, I won't have to worry about breaking that 18,000. Thank you, Mr. Chairman.

Mr. TRAFICANT. I thank the gentleman for his statement. And I think that all of the name bills that were discussed here today have merit, and we will address them after we conclude with our business and the official markup.

I would like to, once again, call the distinguished Congressman from South Carolina, Mr. Clyburn, relative to an 11(b) process.

Mr. CLYBURN. Thank you, Mr. Chairman. I initiated this 11(b) request in order to determine the existing and recurrent needs for Federal office space in Columbia, South Carolina. I understand the Federal agencies in South Carolina lack the necessary space to meet their responsibilities, and I have requested this 11(b) report in order to document these needs. And I thank you for your consideration, Mr. Chairman.

Mr. TRAFICANT. Thank you very much.

The Chair also now will call the outstanding sheriff, former sheriff, Congressman Solomon Ortiz from Texas, relative to his concerns of dealing with a Corpus Christi courthouse.

He also has a special guest, the Honorable Hayman Head, who is in fact the judge in Corpus Christi, if you would like, Your Honor would be welcome to take the stand with you. We would certainly welcome Judge Hayman Head from Corpus Christi, Texas. Welcome.

Judge HEAD. Good morning, sir.

Mr. TRAFICANT. Chairman Ortiz, the floor is yours.

#### STATEMENT OF HON. SOLOMON P. ORTIZ, A REPRESENTATIVE IN CONGRESS FROM TEXAS

Mr. ORTIZ. Mr. Chairman, I have never felt too comfortable when I come to this committee to testify before an ex-sheriff and accompanied by a United States District Judge.

Mr. Traficant, Mr. Duncan, and Members of the committee, I would like to echo what my good friend, Mr. Applegate, said this morning about the outstanding work that you have done and the Members of your committee, and for standing firm and never giving up. And that is what we as sheriffs always do.

I know that you are somewhat familiar with the request that I am making, so I will give you a quick summary of my request to this subcommittee to seek an 11(b) study from the Administrator of the GSA to investigate the feasibility and need for construction of a United States courthouse in Corpus Christi, Texas.

The fiscal year 1995 budget request did not allocate resources for the site acquisition for the new courthouse in Corpus Christi. The current courthouse was built back in 1916. It originally housed the post office, assorted executive offices, the local Federal offices, and the local district judge's chambers, and courtroom.

As the population and the jurisdiction have grown during the century, only the courthouse functions remain housed at this courthouse. Yet, it does not house all the courthouse functions—bankruptcy court is housed elsewhere, and the incoming United States District Judge has displaced the magistrate, who will never be assigned chambers and a courtroom elsewhere.

The best and most convenient space is next door to the courthouse, but it is nearly twice as expensive as one of the buildings

which is known as the Wilson Tower Building, where the magistrate will be located.

After figuring the cost of fragmenting the operation of the judiciary with multiple buildings, multiple storage facilities, multiple heating and cooling systems—and duplication of such basic services as copying centers, computer networks, and telephone systems—the cost of not building a courthouse increases daily, Mr. Chairman.

Even locating the magistrate at the cheaper site, it is still far more expensive to lease the additional space than to build a new courthouse.

Our current situation has our judges in three different locations, our security officers in three different locations, and our files in three separate locations across the downtown area.

Obviously, this operation is inefficient to the clerk's operations, as well as to the judges and the community they serve. Corpus Christi needs a courthouse 70 percent larger than current housing, just to meet today's space needs.

Two new prisons in this division have translated into increasing prisoner civil rights filings, and the growing Naval presence has increased the Civil Violations Bureau docket.

The volume of criminal cases before the southern district of Texas is influenced by the increased instances of illegal drugs, illegal immigration, and illegal financial practices associated with the S&L disaster of the 1980s. These cases are extremely complex and single trials can consume as much as a month's time.

The process is cumbersome enough, Mr. Chairman, but it is slowed even more by the lack of space. They are practically sitting on top of one another down there. It is a very, very small courthouse.

For these reasons, I respectfully request the subcommittee request an 11(b) study from the Administrator of General Services to investigate the feasibility and need for construction of a United States courthouse in Corpus Christi, Texas.

I would like to ask unanimous consent that associated correspondence be included for the record, Mr. Chairman.

Mr. TRAFICANT. Without objection, so ordered.

Mr. ORTIZ. If you have any questions, you can ask me or my good friend I have known for many, many years, my good friend, Judge Hayden Head.

Mr. TRAFICANT. Your Honor, would you care to make a brief statement to the committee?

Judge HEAD. I would like to thank you and Congressman Ortiz for your assistance and Members of this subcommittee for your time this morning. We really do need this courthouse; we need it for the essential functions that you assign to us, and if I can answer any specific questions, I will be glad to do so.

Mr. TRAFICANT. Thank you. We are honored here by your presence. Mr. Duncan.

Mr. DUNCAN. Mr. Chairman, I have no real questions, other than to say that it is appropriate to go ahead and study the need for these buildings and see what the GSA comes up with, so I support both Mr. Clyburn's request and Mr. Ortiz's request.

Judge HEAD. Thank you, sir.

Mr. TRAFICANT. Thank you. Mr. Clyburn.

Mr. CLYBURN. I have no questions, Mr. Chairman. I would like to state, though, that I have gotten to know Mr. Ortiz very, very well. He is a very good and honest Member of this committee and a good friend, and I am pleased to associate myself with Mr. Duncan's remarks.

Mr. ORTIZ. Thank you.

Mr. TRAFICANT. We are certainly glad to have you here. You have been wrestling with an issue of a courthouse in Corpus Christi, Texas, for a long time. There have been a lot of roadblocks in your way. Being familiar with your plight and knowing you personally and of your tenacity, I know that you are not here just simply to build a building; you have a legitimate concern, a legitimate problem, and you have brought your outstanding judge here with you. I think that also speaks in your behalf.

As a committee, we are notifying the General Services Administration that we want them to expedite your problem your request. Within 60 days we want to see the reply here in our subcommittee.

We stand to support you and your concerns, and we did get a little bit out of touch lately here by worrying about what the executive branch is doing with courthouses, and that is clearly the province of the United States Congress.

There are too many people that have to drive an awful long way. We are not here to service the courts; we are here to service the constituents of our community. I don't know of anybody that has done that any better than you have. So we are urging an expedited process and hoping that we will be able to have that 60-day requirement met. That will be also, Mr. Clyburn, in your regard as well.

Mr. CLYBURN. Thank you very much.

Mr. TRAFICANT. I have no specific questions for you, except to say that we are honored to have you here. The fact that His Honor came up here today, I think also speaks well of Corpus Christi, and the record will reflect that.

Mr. ORTIZ. Thank you very much, for you and Members.

Judge HEAD. Thank you again very much.

Mr. TRAFICANT. Thank you, Your Honor.

[The information received follows:]



*Not the Head  
"Only"*

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF TEXAS  
OFFICE OF THE CLERK  
P O BOX 61010  
HOUSTON, TEXAS 77208

MICHAEL N. MILBY  
CLERK OF COURT

April 20, 1994

The Honorable Solomon P. Ortiz  
United States Congressman  
House of Representatives  
2136 Rayburn House Office Building  
Washington, DC 20515

Dear Congressman Ortiz:

Thank you for taking time out of your schedule to discuss our urgent need for a new United States Courthouse in Corpus Christi, Texas. It is encouraging to know of your commitment to this project. To assist in your efforts, I prepared the following synopsis to document the severity of our space deficit crisis. In addition, I have attached the Court's response to the Agency Questionnaire requested by the Administrator of the GSA as part of his "Time-Out and Review" of all proposed federal building projects.

Today, the Corpus Christi Division requires a minimum of four courtrooms to accommodate the workload of the two district judges, one bankruptcy judge, and one magistrate judge. The current courthouse contains two undersized courtrooms and a small hearing room. Table 1 compares the existing courtrooms to the design guide standard.

TABLE 1

<u>Courtroom</u>	<u>Actual Size</u>	<u>Design Guide</u>	<u>Per Cent Undersized</u>
District Judge Head	2,107 sq. ft.	2,880 sq. ft.	26%
District Judge Jack	1,722 sq. ft.	2,880 sq. ft.	48%
Magistrate Judge de Ases	515 sq. ft.	1,800 sq. ft.	71%



Only District Judge Head's courtroom is adequate for most trials, though his courtroom would render conducting a trial with more than four defendants virtually impossible. District Judge Jack's courtroom and Magistrate Judge de Ases' hearing room will prove inadequate for the trials they must conduct.

In addition to the undersized courtrooms, the courthouse has only two jury rooms. On Wednesday, April 13, four juries were present, two for Judge Head, one for Judge Jack, and a grand jury. The grand jury was placed in the Magistrate Judge's hearing room, preventing his use of that facility, while another jury was placed in a witness room. The following day, three juries were present. These problems will persist as long as we are housed in such cramped quarters.

The court consumes 15,981 square feet of the 17,948 square feet available in the existing courthouse. The remaining space is critical to the functions of the GSA and the U. S. Marshal. More importantly, the Court has been forced to lease 20,725 square feet at an annual cost of \$219,192 to house the Bankruptcy Court, U. S. Probation Office, and U. S. Pretrial Services. Thus, leased space exceeds the total available space in the existing courthouse by approximately 3,000 square feet.

The total leased space will most likely increase as we struggle to find space for Magistrate Judge de Ases. District Judge Jack occupies the space formerly used by Magistrate Judge de Ases. As a result, Magistrate Judge de Ases does not have a courtroom and must conduct court in a small hearing room on the first floor approximately one-third the size of a normal courtroom. To accommodate Magistrate Judge de Ases and the office of the Clerk on the first floor of the building requires 12,283 square feet. The first floor has only 4,118 square feet.

We are exploring all possible configurations, including the use of basement space, to avoid placing the Magistrate Judge in leased space. Moving him to leased space further fragments our operations and places additional burdens and space requirements on the U. S. Marshal's Service. In all likelihood, we will find it necessary to house Magistrate Judge de Ases in leased space.

Table 2 summarizes the leased space required to meet the Court's needs in Corpus Christi.

TABLE 2

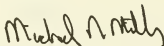
<u>Court Unit</u>	<u>Square Footage</u>	<u>Annual Cost</u>
Bankruptcy Court	9,572 sq. ft.	\$ 122,768
Probation/Pretrial Services	<u>11,153 sq. ft.</u>	<u>96,474</u>
Current Leased Space	20,725 sq. ft.	219,192
U. S. Magistrate Judge	5,772 sq. ft.	84,000
U. S. Marshal's Service	<u>2,912 sq. ft.</u>	<u>34,494</u>
Total Projected Leased Space FY-94	29,409 sq. ft.	\$ 338,262

Placing the Magistrate Judge in leased space increases total lease costs to \$338,262 per year. I am informed by the U. S. Marshal that opening a satellite office will increase their personnel costs by \$131,000 per year. The total annual cost to support leased space and split U. S. Marshal's operations becomes \$469,262 per year. The cost to the taxpayer from lost efficiency due to fragmented court operations and the price of leased space is significant.

At this time, the existing leased and courthouse space equals 36,706 square feet. To truly provide the Court with the core, functional spaces of jury assembly rooms, grand jury rooms, attorney conference rooms, witness rooms, as well as secure prisoner circulation and adequate courtrooms, the Court needs a building of 61,169 square feet -- a building 3.4 times larger than the existing courthouse. Further, to meet the projected 10-year requirements, the Court needs a building of 77,640 square feet. There are no viable alternatives to construction of a new courthouse.

Thank you again for assisting the Court in addressing our critical space needs in Corpus Christi. Please do not hesitate to call if I may provide any further information. I may be reached at 713-250-5400.

Sincerely,



Michael N. Milby  
Clerk

MNM:jg  
Enc.

cc: The Honorable Norman W. Black, Chief Judge  
The Honorable Hayden W. Head, Jr.

Mr. TRAFICANT. We will now be moving towards the markup and then we will come back with our GSA section of the hearing.

[Whereupon, at 9:30 a.m., the subcommittee proceeded to other business.]

[Whereupon, at 9:45 a.m., the subcommittee resumed pursuant to other business.]

Mr. TRAFICANT. I would now like to welcome Mr. Thurman Davis of the General Services Administration to speak on GSA's five-year regional housing plan that the subcommittee was concerned with, and we are honored to have him here today and the fine job he has done and the courtesy that he has given to the committee.

Mr. Davis, you may proceed with your testimony.

**TESTIMONY OF THURMAN DAVIS, REGIONAL ADMINISTRATOR,  
NATIONAL CAPITAL REGION, GENERAL SERVICES ADMINIS-  
TRATION**

Mr. DAVIS. Thank you, Mr. Chairman. And thanks to you and the committee for allowing us to appear here today to talk about our five-year housing plan process. This is our attempt again to involve—continue to involve really all of the local public and private sector organizations in the development of our long-range housing plans for the National Capital Region.

GSA's National Capital Region has developed a strong working relationship with local jurisdictions and the private sector real estate communities over the past several years. Under the leadership of our administrator, Roger Johnson, we are committed to strengthening our coordination with local public and private sector organizations.

We were pleased to receive your letter and that—signed by you and the vice-chair of the committee and members of the local congressional delegation requesting GSA to include local planning officials as well as private sector experts in the development of the National Capital Region's five-year plan. Your interest supports our ongoing efforts and activities.

On February 1, Julia Stasch, the Deputy Administrator, responded to your letter and named me as the official responsible for these activities.

In March and April of this year, I met individually with you, Mr. Chairman, and the staff representatives of each of the local members of the delegation to discuss the National Capital Region's proposal for involving the local jurisdictions and private sector organizations in finalizing our fiscal 1996 to the year 2000 plan and developing our fiscal 1997 to the year 2001 plan.

The testimony I will present this morning describes our outreach efforts and provides an overview of the fiscal year 1996 through 2000 community plan for the National Capital Region.

Our outreach process is an enhancement of our previous and ongoing coordination with local jurisdictions and the private sector real estate market. Our fiscal year 1996 through the year 2000 community plan builds upon past planning work and provides the context for the fiscal year 1996 program which will be submitted to Congress on the part of President Clinton's 1996 budget request.

The focus of my testimony this morning will be on the National Capital Region. This is the 2,500 square mile area encompassing

the District of Columbia; Montgomery—the Montgomery and Prince George's Counties in Maryland; Arlington, Fairfax, Loudoun and Prince William Counties, along with the independent cities of Alexandria, Falls Church, Fairfax, Manassas, Manassas Park in Virginia. They are all shown on the map to your left there.

The National Capital Region's short-term objective for our outreach process is to work with plan officials and private sector experts to identify local planning goals and real estate market conditions and opportunities for consideration in our community plans.

Our long-term objective is to develop a means by which local planning officials and the private sector real estate community can continue to participate in GSA's planning for Federal facilities in this region.

We believe that the best way to meet these objectives is to build upon our already established relationships with the regional planning organizations as well as the private sector real estate community. Therefore, we are working directly with the Metropolitan Development Policy Committee and the Planning Directors Technical Advisory Committee of the Metropolitan Washington Council of Governments, COG.

We are also working with the National Capital Planning Commission, the Greater Washington Board of Trade and the Federal City Council.

The National Capital Region has a strong track record for working with local jurisdictions in the private sector in the execution of specific projects. Our objective—as our objective indicates, we are increasing or enhancing our involvement of these local officials and private sector real estate experts in our ongoing planning process.

GSA's planning process begins several years prior to congressional action with the development of a five-year community plan. The community plan for fiscal year 1996 to the year 2000 will be our first detailed plan providing the context for our proposed projects in the National Capital Region.

We began developing the fiscal year 1996 to the year 2000 community plan in the summer of 1993. We submitted that plan in January 1994, earlier this year, for consideration and review and critique by the Planning and Project Review Board of GSA. The PPRB analyzes all capital projects proposed by GSA's regional offices to determine which ones are high priorities and should be included as a part of our budget submission.

Based on the results of this analysis, we then prepare prospectuses for these projects, for the projects that are approved by the Planning and Project Review Board. The National Capital Region is currently in the process of preparing these prospectuses, and they will be submitted later on this year.

Our fiscal year 1996 to the year 2000 community plan and the 1996 prospectuses for the National Capital Region will be included as a part of GSA's budget package. This package will be submitted to the Office of Management and Budget in September of this year.

Those prospectuses in GSA's program which are approved by the OMB will be included in the President's budget, as I mentioned earlier, which will be submitted in January of next year. Once the budget is submitted to the Congress, we will then go back to the organizations that we are currently working with and provide them

with specific project information and data to further enhance the planning effort that we are involved in with them in the sharing of information.

The National Capital Region is currently working on two community plans. The first five-year plan is the one I have alluded to already which covers the period from 1996 through the year 2000, and the second is the one which covers the span of time from the year 1997 to the year 2001. We are asking local jurisdictions and private sector real estate experts to review and provide information for inclusion in our fiscal year 1996 through the year 2000 community plan. Although it has already been submitted, there is still an opportunity to receive that information and use that information for further refinement of that plan.

At the same time, the National Capital Region is requesting the participation of the local jurisdictions and the private sector in the development of our 1997 through the year 2001 plan. During the next several months, we will be working with COG, NCPC, the Greater Washington Board of Trade and the Federal City Council as well as local jurisdictions to identify local planning goals and further define forecasts of market conditions for consideration and use in that plan.

We hope that this process will result in a sharing of information between GSA and the public and private sectors as well as the identification of local considerations in our community plan. These considerations will include regional and local planning goals, development objectives and environmental issues; the goals identified in NCPC's comprehensive plan for the national capital; and the private sector real estate market conditions and opportunities.

Mr. Chairman, I would like to provide you and the Members of the subcommittee with an overview of the National Capital Region's fiscal year 1996 to the year 2000 community plan. The plan contains four sections. Section 1 identifies the conditions in the National Capital Region, Section 2 discusses GSA's long-term objectives for the National Capital Region, Section 3 presents our proposed community strategy and identifies specific projects, and Section 4 provides additional data in support of that strategy.

The focus of our outreach process is to solicit information for inclusion in Sections 1 and 2 of the community plan. As I have indicated, we are asking the local jurisdictions and private sector administrations to assist us by providing input for that purpose. We will include this information in Section 1 which discusses conditions in the National Capital Region.

We are also asking the local jurisdictions and private sector real estate community to react to our long-term goals and objectives for the National Capital Region as described in Section 2.

Sections 3 and 4 provide project-specific information and cannot be shared as part of our outreach effort at this time. As I mentioned earlier, however, once that information and those projects are submitted to the Congress as a part of the President's budget, we will again be revisiting with these—with these groups and sharing that information with them as a means of enhancing our planning effort.

Before I summarize the highlights of our fiscal year 1996 through the year 2000 community plan, I would like to note that



while we control nearly 71 million square feet of space in the National Capital Region, we are not the only Federal agency with custody over land and buildings in the region. Agencies such as the Department of Defense, the Department of Interior, the Department of Treasury and others control significant amounts of real property in this region. Nevertheless, we realize that the decisions made by the GSA in the National Capital Region have a major impact on the local jurisdictions.

Thirty percent of GSA's nationwide inventory is located in the National Capital Region. We house 326,000 Federal employees in 70.6 million square feet of occupiable space. Many of our customers are the headquarters components of Federal departments and agencies.

Several factors impact the planning and execution of projects in the National Capital Region. First, the Office of Management and Budget and the Congress are very interested in what we are doing and the departments that we are proposing for in this region.

Second, the National Capital Planning Commission and the Commission on Fine Arts both have statutory authority for review and, in many cases, approve our designs for new construction and many major repair and alteration projects.

Third, 42 percent of the buildings in the National Capital Region's government-owned inventory are either listed or eligible for listing on the National Register of Historic Places.

We recognize the importance of designing Federal buildings in the Nation's capital to the highest architectural standards and to protect our unique, historic inventory. Ensuring that the designs for our new construction and modernization projects protect and enhance the character of the Nation's capital involves extensive reviews by NCPC, the Commission of Fine Arts and the historic preservation review agencies. These reviews can result in increased costs and possible schedule delays.

As I have stated before, GSA has a very strong presence in the National Capital Region. We currently control 70.6 million square feet of occupiable space, housing 326,000 Federal employees. The government owns 28.5 million occupiable square feet of space—of its own space, and it leases 42.1 million occupiable square feet.

Of the 70.6 million square feet of space in the inventory, over 40 million square feet, or 58 percent, is located in the District of Columbia; over 19 million square feet, or 27 percent, is in Virginia; and nearly 11 million square feet, or 15 percent, is in Maryland.

Over half of the square footage controlled by GSA in the District of Columbia is government-owned. This compares with Maryland, where one-quarter of the square footage is government-owned, and in Virginia, where only 13 percent of the space is GSA-owned.

Of the 70.6 million occupiable square feet in our portfolio, 71 percent is office space; about 1 percent is courts space; and the remainder, 28 percent, is historic space or special use space like laboratories and computer facilities, cafeterias and so forth.

In analyzing our inventory, it is also important to consider the new construction and repair and alteration projects which have been authorized by Congress and are currently under way. Approximately 10.5 million gross square feet of new construction, representing a \$2 billion investment in the region, is either in the de-

sign or construction phases of development. We are also modernizing eight million gross square feet of space in the District of Columbia. This represents an investment of \$660 million in our existing inventory.

Given the above information as background, we recognize that there are a number of Federal and regional issues that must be considered in the development of our community plan. One issue is the major presence of the Federal Government in the region and the impact that the right sizing of Federal agencies may have on the space demands in this area.

I guess I could end up with a summary and say that we have a number of vacancies or at least 10 of our agencies in the region occupy a considerable number of our space. The customers are generally large agencies occupying the headquarters type facilities approximately three-quarters of a million square feet, generally in large blocks of space.

Finally, I think I would end by saying that, given the Federal Government's presence and the current supply, we have developed several goals for our inventory, and I would mention those.

The first goal is to increase our ratio of owned to leased buildings.

Our second goal would be to improve the inventory to maximize operational efficiency and satisfy our customer's needs. Specific performance objectives are to modernize 2 to 3 percent of our inventory a year.

GSA's third goal would be—in the National Capital Region would be to optimize the financial performance of our inventory, making it as efficient as we can.

And our fourth goal would be to continue to improve the coordination with local and private sector communities.

I would end my statement with that. I would be glad to respond to any questions that you might have.

Mr. TRAFICANT. I thank you, Mr. Davis.

My one question: Would any of these mechanisms require any changes in legislation?

Mr. DAVIS. Nothing that we have recommended or that we are doing at this point would require any changes in legislation, Mr. Chairman.

Mr. TRAFICANT. With that in mind then, without that need, how in God's name without a change in scoring ruler are those goals going to be realized? How are you going to pay for this?

We want to provide you with that opportunity. We want to take the shackles off. We want to give you every tool in the marketplace. And we believe as a subcommittee that we are actually running a real estate entity, at the Federal Government level, that is out of touch, not cost-effective, wasteful and limits the ability of our people to make good real estate decisions and good real estate deals for our taxpayers.

Now that is what we feel, and we cannot seem to come to some alliance here. We can't seem to sing out of the same hymn book. We know that GSA is limited and functions fairly well, considering its limitations, and we want to make it better.

How are you going to pay for these things without supporting and without the Congress of the United States at least making a

change in scoring rules for real estate purposes only without opening it up to everybody else, which I am sure is the concern of OMB?

Mr. DAVIS. I don't know that I can answer the question right now. We are going to make every attempt to continue to try and get the flexibility that we need to fund the program that we are presenting here, at least for the National Capital Region.

Mr. TRAFICANT. Well, you will be getting a letter from me.

I am going to be excusing myself and turning over the gavel to Ms. Norton, whose leadership in this area has helped the United States Congress immensely. I will do so and, in doing that, defer first to the gentleman from Tennessee for his comments and remarks.

Mr. DUNCAN. Well, thank you, Mr. Chairman.

Mr. Davis, thank you for being with us today. Do you think the Federal building fund—Federal buildings fund is going to have sufficient resources to fund all of these different projects that will need to be done during the next five-year period?

Mr. DAVIS. Mr. Duncan, I think that if the fund is allowed to operate as it was intended it will have sufficient resources to support the projects that we have identified.

I think we have mentioned that we are in the process of taking a healthy look at the fund and how it operates with the entire real estate program at GSA to see if we can't be somewhat more efficient and effective in terms of how we manage that fund. So I think that if the fund is allowed to operate as intended we will be able to support the projects.

Mr. DUNCAN. How does GSA propose to allocate its location decisions between the three jurisdictions in the National Capital Region? And I am particularly talking about the urban location policy and the suburban location policy of locating the least expensive location. How do you reconcile those two?

And then, in conjunction with that, what is the current vacancy rate of commercial office building space in the D.C. area?

Mr. DAVIS. The current vacancy rate—and I will answer that first—I will give you that for the record. I don't have it at hand here now.

Mr. DAVIS. But in terms of how we allocate the movement or the distribution of space between the local jurisdictions, it is really done—and we hope it will continue to be done—in a coordinated effort by stretching this out with agencies, with the jurisdictions affected and so forth.

We began by looking at where the need is and trying to work from that in terms of making some determinations as to where these should be located but working in coordination with the local jurisdictions as well as the agencies or the customers involved.

Mr. DUNCAN. Well, is price a major factor?

Mr. DAVIS. Price is one of the considerations. It is a major factor, but it is a consideration along with others. Mission is a major factor. The availability of land is a major factor. There are a number of factors that are being considered in terms of how we would site or how we would locate or where an agency would move in terms of jurisdiction.

Mr. DUNCAN. Just a couple more questions.



One, the administration has announced a goal of downsizing the Federal civilian employment by 252,000 employees over this same—roughly, over this same five-year period that we are talking about now.

I am sure that, first of all, that is going to be a difficult goal to reach. But it is—and I am assuming that some agencies will decrease more than others. I noticed that one of your bills that you mentioned there is no new net space.

Mr. DAVIS. Yes, sir.

Mr. DUNCAN. Are we also looking at—to see if there are some agencies that can actually decrease their space?

Mr. DAVIS. Yes, sir. That means, for us at least, that we won't increase the inventory but that we will, in fact, see some decreasing in the inventory within the region. But definitely no net additions to an inventory.

Mr. DUNCAN. Well, I know everybody has different concerns, but I can tell you my biggest concern at this point is the proposed new headquarters for the FDA. That building has never been authorized by this subcommittee or the full committee, and the proposal is for more than a three million square foot building with a total cost of \$840 million, I think.

And, of course, it hasn't been started at this time, but if the same thing happens at that building that has happened to some of these other really major projects of the Federal Government, it will come in well in excess of that amount.

I think that we should hold a separate hearing on that headquarters. But if we don't do that, I think that we should get as much information as possible from the GSA, and I think that all of us—the GSA, this subcommittee, everybody involved—needs to start watching that project before day one to make sure that that doesn't become some sort of gigantic boondoggle that embraces all of us.

Mr. DAVIS. Yes. And we would be glad to provide whatever testimony we can in an effort to make sure that we are satisfactorily keeping things—

Mr. DUNCAN. I understand that at this point all that has been done is you have advertised for an architect.

Mr. DAVIS. And we have advertised for space.

Mr. DUNCAN. All right. That is another thing I think we need to watch out for.

I have noticed in some of these major projects that we have had architects that have gotten just extravagant fees, and I am wondering if there is some sort of favoritism here, and I wonder if some of these architects or firms have inside connections and so forth. It is just unbelievable to me some of the fees that these architects get.

What was the fee—up at Foley Square—at Boston? At Boston, the Boston courthouse architect originally was supposed to get a fee of \$8 million. It is up to \$13 million, now I am told. I think that he or his firm is one architect in particular that we need to look at to see are these fees justified; are they exorbitant? I am not an architect, but they certainly sound excessive to me.

Mr. DAVIS. We would be pleased to sit with you and review in some detail the markup of these and examine the composition of how that fee structure is put together.

Mr. DUNCAN. It might be interesting to know how many—how much in fees I.M. Pei—that the company has been receiving from the Federal Government over the last few years. You spell his name P-E-I, but I am beginning to wonder should we spell it P-A-Y. So I think that is something we need to look into.

Thank you very much.

Mr. DAVIS. Thank you, sir.

Ms. NORTON [presiding]. Thank you, Mr. Duncan. And thank you, Mr. Davis, as well.

Mr. DAVIS. Good morning.

Ms. NORTON. I appreciate the effort involved in your testimony, though we only received it this morning. I tried to listen to you and to read it as well. It strikes me that it is more descriptive than analytic. And what the committee is most interested in is the analytical process that leads to decision-making on real estate and other matters.

What you have done is, frankly, told us a lot of what we already know. I understand that you are still in this process.

First, I would like to know—I could not tell from your testimony since you said that this is a process that began before Congress or words to that effect. Is this 5 year plan, from 1994 to 2000, a process that continues from the last administration? Is it a new planning process? What is its frame of reference?

Mr. DAVIS. The point that I intended making was that we have been involved in a planning process for some number of years, a process by which we spend time with local jurisdictions, private sector organizations, trying to solicit their input into our planning process and trying to gather data that would be considered as a part of our process.

The five-year planning effort itself is one which is beginning now—in other words, a planning effort which looks at a five-year span and trying to put together a plan that encompasses a five-year segment of time.

The intent of trying to open up the process, trying to spend more open time with the local jurisdictions, with the private sector organizations, is we think an enhancement of what we had already been doing, a further expansion of that effort.

So we think we have been doing some planning early on, but we think the two pieces which are enhanced—one is to begin to—trying to look at specific segments of the five-year period of time and trying to put together a plan that covers that time; and, secondly, trying to open up the process and to do some further outreach into the local communities, local jurisdictions and the private sector organizations.

Ms. NORTON. Well, the committee is concerned this year that, while they appear to be involved in some plan—everybody has to be involved in some plan. The word is very generic—that this was a special moment. The kind of planning you have been involved in for many years has not manifested itself in any way that would make somebody say GSA has a plan for how to deal with its deci-

sion making in this region. I don't think anyone would claim that that is the case. This is a special moment because of downsizing.

The committee in Crystal City had special concern that a very specific planning process with a beginning and an end take place.

For example, in this region, at least some years before I came to Congress, there was somewhat energetic competition within the region for agencies. Over the last several years there has not been that kind of competition. But it could happen again.

It happened in the first place in no small part because Members acted like Members in the absence of any rational planning process. That we would in fact say to them—to the Member—perhaps we ought to follow this course because this course is fair to everybody, and it has been a thought-through course.

This administration has four years. Do I understand you to say that only in the 1996 budget process will we learn the details of the planning process you are now involved in? You mentioned the 1996 budget period in your testimony.

Mr. DAVIS. The project-specific information will be presented as a part of the President's budget—the President's 1996 budget.

Ms. NORTON. Well, he does that every year, Mr. Davis. I am talking about planning now.

Mr. DAVIS. Yes, ma'am. But we will be presenting the context of a plan at that time.

In other words, what I think I am attempting to say is that we will present a plan, and we are working with the communities to develop that plan, and then we will present projects—project-specific projects.

Ms. NORTON. What is the date that we can expect the plan, Mr. Davis?

Mr. DAVIS. Well, the plan for the specific projects we will have up here once we get through—we will be going to a meeting in September. If you are talking about specific projects within a plan—

Ms. NORTON. See, I am not talking about specific projects now. A plan is, by definition, a grid into which specific projects will fit as they become necessary. We can't always know what projects are going to arise, let's say, three or four years hence. But if there is a plan, then when those projects meeting the needs of the agencies arise they should not be handled on an ad hoc basis.

So what the committee was requesting was never a plan so specific that from here until eternity we will know where the agency is going to go, but rather a framework so that when project decisions are made they do not give the appearance of either being ad hoc or political, both of which aren't acceptable.

Mr. DAVIS. Okay. We think that the process we are going through now, gathering data from the local jurisdictions and from the private sector, will result in that kind of a framework, a framework which looks at, one, what the goals and objectives are for the local jurisdictions and what looks at what the conditions are and what looks at what our customer requirements are, will result in a plan, a framework into which we can insert those specific plans. That portion will be completed in September of this year for the five-year plan that runs from 1996 through 1999—to the year 2000.

Ms. NORTON. In September?

Mr. DAVIS. Of this year.

Ms. NORTON. And then shortly after OMB review, you expect the committee to receive it?

Mr. DAVIS. That is right.

Ms. NORTON. You understand the need for the plan in light, for example, of Crystal City. You can look at Crystal City as a problem or an opportunity. The delegation would prefer to look at it as an opportunity. The fact is, you have got all of that space over there, and you can bet your bottom dollar, Mr. Davis, whatever is in the District of Columbia is not—is not here to fill that space.

Mr. DAVIS. Yes, ma'am.

Ms. NORTON. So if you want to really see a fight concerning an ad-hoc-approach results in a city that is already on its knees and exists only because the Federal Government set it up for Federal agencies to be located, if you want to see a fight and a silly fight, then delay a plan process which rationally decides how Crystal City fits in with the District of Columbia, the home of the Federal Government. That is what we are trying to avoid here.

Members of the delegation have spoken with one another, and have absolutely no appetite for that fight, but if the agency that is responsible continues in the planning mode it has had over the last many years, then a vacuum is created and whatever happens, happens.

With downsizing, there is an opportunity that must be seized, and the problem I have—having heard you today—is I don't have a hold on how that opportunity is to be seized and what your thought processes are for doing so.

Mr. DAVIS. I think that our intent today was to try and at least present somewhat of a progress report as to how we are trying to get to where we think we need to be, and that is to develop this framework, this context, within which we can end up with a plan that we can all look at and that meets the objectives.

Ms. NORTON. I don't have the slightest problem if we are talking about the difference between June and September. But this process, this what I would call nonplanning process, is lingering over from one administration to the next.

And if you are going to have any impact you have got to not only get the plan out—and the committee asked for it months ago, months ago—but then try to begin to implement the plan. And then somebody else may be in office, either implementing your plan as you would not have or not implementing your plan at all.

You said you have a strong working relationship with the real estate community. The real estate community in Washington, D.C., has indicated to us that an agency that behaves with respect to the FCC the way GSA has, does not have a strong relationship with anybody.

And I do not need to recount the full details to you, but you recognize that a court of law has found that a lawful procurement was unlawfully aborted. That had this occurred if we had had a contractual relationship in the private sector, not only would this matter be over and done with, but the builder involved or the agency involved would have been mindful of his reputation in the business community.



It sends a terrible signal when GSA continues, as you have, to let that situation—now, 18 months, two years old—sit out there. I want to know exactly where you are on the FCC matter.

Mr. DAVIS. The FCC is still awaiting a decision on appeal from the courts. We still haven't received that yet and are expecting it whenever we can. We have no knowledge as to when the judge is going to rule with regard to the latest—

Ms. NORTON. How many judges have you had rule against you?

Mr. DAVIS. Well, this is the second, as I understand it.

Ms. NORTON. This committee has sent a letter to the administrator informing you that, however the courts rule, the FCC will not get a prospectus consolidating it or granting it any more space from this committee, that this committee will not sanction what has been found on the facts to have been the political—the political abortion of a lawful procurement.

So the courts are irrelevant. This is a separate branch of government with jurisdiction unreviewable in the matter in which I am speaking over prospectuses.

Now I want to know—what is your intention with respect to the FCC property which has been lying down there fallow at a time when you have been looking around for space for agencies?

I want to know not about the court decision. You have already been found, as a matter of fact, in violation, and you know full well that the appeal has to do only with a legal question that has nothing to do with the FCC, and that the FCC matter is being held over because you have deferred to the FCC and abdicated the role of the GSA in this matter.

I want to know on the record what your intention is with the FCC with respect to consolidating it, or with respect to any more space that it needs.

Mr. DAVIS. Ms. Norton, we have made it, I think, quite clear to the FCC that the request that we currently have in hand from them and the actions that we have taken in their behalf to find space resulting in where we are with the property that exists in Southwest Washington now is the action which is pending, and until—

Ms. NORTON. I am sorry. You have made it clear to the FCC that the actions you are taking—I mean, you have to say that again, because that sounds like doublespeak to me. What is it precisely that you have made clear to the FCC?

Mr. DAVIS. We have an action in hand from the FCC. That was the action that resulted in our going out on their behalf seeking space which got us to where we are now with the space in Southeast Washington that they were to have moved into or that we procured for them. And we don't intend at this point to seek any further action on their behalf, and we are still working with them trying to help them to understand that that facility is available and that we can make it acceptable to their needs.

Ms. NORTON. What is your policy—what is your role when you have a procurement that an agency has agreed to and the agency reneges on its agreement? What is your present policy on that?

Mr. DAVIS. To continue to try and encourage them to respond to—

Ms. NORTON. Suppose they stonewall you as the FCC is stonewalling GSA now. Then what is your policy?

Mr. DAVIS. The policy is just to continue to try and work with them and have them understand—

Ms. NORTON. No matter how much money the taxpayers have put into a piece of vacant property, you will wait them out, and they will wait you out. And there is no way in which you as an agency have found to come to closure on such a matter?

Mr. DAVIS. We are making every attempt that we know how to come to closure.

Ms. NORTON. So nobody is prepared to make a final decision?

Mr. DAVIS. Well, I thought we had made a final decision and tried to encourage them to move. And other than physically moving them, which we don't think that is the appropriate way to go, we have tried to work with them and have them understand that we can—

Ms. NORTON. This is a very serious question. Because you have just told me that if a stalemate develops with respect to your authorized powers you have no way to break that stalemate.

When a stalemate developed in the last administration with respect to the National Science Foundation, the White House intervened and said you are going to do what the GSA says do. But you are saying in this administration you will simply wait the FCC out as long as the FCC does not agree.

I think the FCC has a very good game going for it, because I would just sit there if I were the FCC because I would know that you do not have the guts to use your delegated authority. They can just sit there for as long as this administration is in power, and you are not going to do anything about it.

Is that what you are telling this committee on the record? That if FCC does not willingly, voluntarily, do what you have asked them to do, then you are not prepared to do anything about that?

Mr. DAVIS. We are making every attempt to try and encourage them to move, using whatever authorities that we have to encourage them to move, including conversations with the appropriate folks to try and get them to be encouraged to move.

Ms. NORTON. I have your answer. Your answer is that you will only encourage them to do it.

Mr. DAVIS. And, and—

Ms. NORTON. You are prepared to take no action beyond encouraging them to do what they promised to do in an MOU to do what the taxpayers have spent their money to have them do. You are prepared to do nothing?

Mr. DAVIS. We are prepared to move—to do whatever we can get them to do to move. And if that means that we need to go to some level higher than where we are, we are going to do that. And, in fact, that is what we are making every attempt to try and do is to get them moved, is to get them to agree to go.

Ms. NORTON. Are you prepared to go to the next higher—

I am trying—Mr. Davis, I am pressing you on this because I believe that the committee has had, if anything, undue patience, allowing you to go through court processes which anybody would have known you would lose because there was a sign—the signed equivalent of a contract, urging you through countless pieces of cor-

respondence, encouraging you in phone calls to work this matter out.

You have stonewalled us, and they are stonewalling you. So you are confronted with a committee that has lost its patience on the matter and for which the FCC building has become now a public and embarrassing issue.

The ball is in our court now. And when the public comes to us and says, what are you doing about it? We simply cannot say we are waiting for the GSA to finish encouraging the FCC. That is the problem that you have put in our lap now. That is why I am seeking an answer to what you intend to do now that there is clearly a stalemate to move this issue which has been outstanding for years.

Mr. DAVIS. Move it to another level.

Ms. NORTON. Could I ask you to report within 30 days what level you have moved it to and what is the result? I would appreciate that very much.

Mr. DAVIS. Yes, ma'am.

Ms. NORTON. I would appreciate it.

I would like to know more about the National Performance Review and the notion of delegation of GSA's own authority to agencies. This is a matter that concerns the committee greatly.

The GSA has an advantage in the real estate market. It is an advantage that comes from being big and being able to bargain hard, using taxpayers' funds. And it has another very, very important advantage, and that is that over the decades the GSA has obviously built in expertise about real estate that no other agency and I would dare say no other entity in the Washington metropolitan area has.

What we know about agencies is that their missions are Treasury, filing cases, regulating broadcasters and stonewalling the GSA while they are at it, but their business is not real estate.

Now, I am sure that the real estate and development market in Washington and the metropolitan area would love to see these novices out here looking for space, and I want to understand how you intend to use your authority in the coming period in light of some expressed interest you have in delegations to agencies.

Mr. DAVIS. Ms. Norton, it is not our intent to use wholesale delegations as a way to accomplishing our mission, and I will go on the record and say that.

I think that there may be instances when the delegations of small—for the acquisition of small quantities of space—and I will, for want of a better term, I will use a number of less than 10,000 square feet—might be appropriate, but—

Ms. NORTON. Don't you already have delegations for some small amounts of space like that?

Mr. DAVIS. Yes. And I guess what I am saying to you is that—and I will finish. We do have delegations for those sizes of space.

But the other point I would also make is that the other intent is not to delegate any amount of space unless there are adequate review factors and safety factors that are there to ensure that it is going to be done appropriately. And if that is not the case it won't be delegated.

Ms. NORTON. Do you intend to delegate for quantities of space beyond what you already delegate?

Mr. DAVIS. I don't think so at this time, no.

Ms. NORTON. So an agency couldn't go out on its own and say I want to move here, there or everywhere and have a delegation with even review authority by you?

Mr. DAVIS. Not willingly, no, ma'am.

Ms. NORTON. What do you view as the biggest stumbling block to the planning process you are now in to effective planning? I should say to effective planning in this region?

Mr. DAVIS. I think there are a number of factors that—and I don't know how to characterize them, any one of them, as the largest stumbling block. One is gathering the information. Two is trying to make sure that there is adequate—that we are adequately communicating and trying to work collaboratively to develop an effective greater framework for our plan and sharing the information when we can share it.

There are some issues that—there are some sensitive issues which, obviously, we can't share at certain times, and yet we have to make certain assumptions and try and put them in somewhat of a framework and work the plan.

I think there are a number of factors. I do think, though, that spending the time with the groups, as we have indicated, and trying to work more collaboratively with all of these groups will help that process.

Ms. NORTON. I am a little surprised that those are problems, Mr. Davis.

I would have thought that you would have named problems like scoring, generally, money in this period of budget caps, and available large blocks of space where agencies would most want to move. I am interested that they are not the kind of problems you have named, and I would have thought that they would have been named as concerns in your testimony.

Mr. DAVIS. Well, I think that—I don't want to minimize those. Scoring is a problem I think we would always, we sort of—the agency has been on record indicating that scoring is a problem. Funding is always a problem. I mean, it is never what we perceive to be enough to get done what we would like to get done.

Ms. NORTON. But, Mr. Davis, this is what I mean about an analytic process.

Funding is always a problem because we breathe air and we are human. Therefore, I, obviously, don't mean it in that sense. I am talking about a period in which we are downsizing, we have budget caps, we are doing deficit reduction. I would have thought that those factors now have to come into how somebody does planning, as opposed to how you could have done planning in 1982 or something.

Mr. DAVIS. Well, I am sorry, I guess the point I want to try and make is that there are factors that we are going to use to plan, too. Budget—and funding is one of those. I mean, they are given—

Ms. NORTON. That is why the first thing the committee Chairman and the Ranking Member, said was, this isn't even real to them, because they didn't want dollar amounts in this preliminary testimony. We didn't expect that kind of detail. But it wasn't real



to them because they had no idea of how finances even factors or is in the table as an ingredient of the planning process.

Mr. DAVIS. Okay. I think that the financing pieces are there, and I think that as you see the plan that we are attempting to put together, you will see them there.

But I think that, again, what we thought we were presenting this morning was more of how we are hoping to get there, how we are building that framework as opposed to the actual plan itself.

Ms. NORTON. So we did not expect the actual plan. You are perfectly right. And especially since you told me the plan is going to be through by September. I am really not trying to get a preview on the plan or to rush you on the process. I have a great appreciation for what it takes to do planning.

But, frankly, Mr. Davis, if the committee hadn't called this hearing and hadn't said that as we were marking up today please have Mr. Davis come in and tell us where we are in the planning process, we would have had no notion of September or what the progress was. It is important to keep the committee apprised because it has to make ongoing decisions and might decide to hasten or delay those decisions based on what we know about your overall planning process, which we would hope to be a part of and not be in conflict with it.

Mr. DAVIS. I understand.

Ms. NORTON. It is factors like the ones I have just named that are of greatest concern to us.

You indicated that there would not be delegations to agencies to guard and find their own space. Do you expect increased delegations of any kind beyond what is already on the part of your project?

Mr. DAVIS. I think what I said was there wouldn't be delegations to agencies over certain amounts, and I used the figure 10,000 square feet.

Ms. NORTON. But you already have. That is the status quo.

Mr. DAVIS. Right. Now are you saying—

Ms. NORTON. In other words, in the process of planning are you likely to come up with any other kinds of delegations to agencies beyond what is already in the delegation process?

Mr. DAVIS. No, we are not likely to come up with anything beyond.

Ms. NORTON. The reason I ask that is because one of the attractive features of the National Performance Review is that it streamlines processes, and it, of course, delegates—has agencies do a lot of things that perhaps they should have been doing all along.

But if in doing delegations there has to be a review, what we do is build in bureaucracy. And when we are talking real estate, with people who have not been in real estate, it would probably be impossible to do much delegation that you did not review in order to keep people from making mistakes.

In which case we have not made progress, we have just made another bureaucracy. Rather than have the fellows who know how to do it just go out and do it and consult with the agency. Rather than delegate and then say and tell us everything you have done before we, in fact, say you can do it.

That is the obverse of the National Performance Review. Or we could get that if we thought the delegation in and of itself was a value to be sought.

I was pleased to see that you were dealing with local entities in the region. And you mentioned some of them, and you mentioned dealing with the local governments. And I think that that kind of close and more systematic dealing is very important.

You deal with local governments. You have to get permission when you come in, and you have to deal with their processes. A more planned way to do so is all to the good.

But you mentioned the National Capital Planning Commission and the Fine Arts Commission. Have you, in fact, had an ongoing relationship with them? And how would what you plan to do differ from what you have been doing, if anything?

Mr. DAVIS. I think, first of all, we have had an ongoing relationship. They are required, of course, as we mentioned by statute, to review and, in fact, approve some of the projects that we bring before them. But—

Ms. NORTON. That is why I am interested in it. Over and above what you must do, how are they involved in this new plan?

Mr. DAVIS. I think what we are saying is we would like to spend time and open up that process and do some strong outreach with them to seek their guidance and input more regularly and more informally than we have in the past. Rather than just spending time with them in a formal review, a formal presentation, we would like to use all of those bodies as a means of information, as kind of support and kind of input to our process.

Ms. NORTON. A quite essential issue for planning where there are a lot of unknowns is what we are beginning to hear about the information highway, telecommunicating centers, people working at home, which apparently is already happening with respect to some agencies. There are great unknowns here because they will have some effect upon space.

Do you have any idea whether these new technical advances will affect GSA's operations and space requirements?

Mr. DAVIS. The telecommuting one in particular I can refer to a little bit. We have begun a study to try and look at ways of determining what kinds of impacts the use of functions like telecommuting centers or working at home might have on GSA space requirements. Very premature at this time to talk about what we think those impacts are going to be.

Ms. NORTON. Is this plan going to include issues—

Mr. DAVIS. This first plan probably will not, because we are only doing studies to try and understand better what kinds of impacts those will have on our space needs. So the first plan probably will not include any reference to the telecommuting centers, other than maybe a reference that we are starting the process.

Ms. NORTON. I understand that that one is very difficult, but it could have a terrific effect, ultimately.

The problem is there is not enough experience, I am sure, to know quite what we are talking about. You have to leave room to understand it.

Mr. DAVIS. I understand.

Ms. NORTON. Does GSA have a government owned-to-leased space ratio goal for the area now or any plan that may arise?

Mr. DAVIS. We are reexamining or examining what we think our government owned-to-leased ratio ought to be. We had identified a plan early on, but I think with downsizing, with all that is going on now, we really need to take another look at that and really kind of reopen that for discussion at the national level.

Ms. NORTON. What is the ratio today?

Mr. DAVIS. There was a ratio that we had, and if you say what is the ratio today, I don't think we could say we have one today. I think the ratio that we have used in the past is 80/20 ratio, 80 percent government owned, 20 percent leased is a national over all average.

Ms. NORTON. We are nowhere near that, are we?

Mr. DAVIS. No, we are not.

Ms. NORTON. In looking for space, we have understood some agencies to regard being near a subway, the Metro, as a critical factor. In the District of Columbia, we have found that sometimes the fact that a bus is also available is not even taken into account and only Metro is taken into account. And yet, of course, in the city where you have buses and Metro, and lots of hookups between them, transfers, it was baffling to see that the fact that a space was near a bus stop was discounted and GSA seemed to look specifically to Metro. Could you clarify that for me?

Mr. DAVIS. I am afraid I can't, because I think of late we have really been looking at Metro proximity primarily in the suburban areas as opposed to in the District.

Ms. NORTON. Yes, I can understand it there.

Mr. DAVIS. But I am not knowledgeable that in recent months that we have been using Metro proximity as a factor for looking for sites and looking at sites within the District boundaries.

Ms. NORTON. You are facing a very ticklish issue in this market. On the one hand you are downsizing, and you said that you are not looking for new space—

Mr. DAVIS. New space, right.

Ms. NORTON [continuing]. New space at this time.

On the other hand, if you ever do need it, you will probably never find the kind of market that you have had over the next several years. Does your planning assume that the government will never need new space, and, therefore, there is nothing to be gained by acquiring it in a market such as this?

Mr. DAVIS. By stockpiling it.

Ms. NORTON. Well, I must tell you, as we look to the private sector more and more for how we ought to do business in the government, everybody else knows exactly what to do in this kind of market. Let me put it this way. And I would be interested to know how the government views its role in a market like this.

Mr. DAVIS. We don't—

Ms. NORTON. Besides the fact that you think you ought to own space and in this city you lease much space.

Mr. DAVIS. We don't have a policy that at this point would allow us to—what I would use as a term—of stockpiling the space. When we think that, for instance, could probably be put to better use in terms of just dealing with our existing inventory at this point.

So I mean I understand what you are saying, but there is not a current policy that would allow us to do that.

Ms. NORTON. Do you expect to have surplus space because of personnel changes—I am not now talking about downsizing of bases—because of personnel changes due to the 252,000 downsizing which is civilian work force located in government buildings at the moment?

Mr. DAVIS. We would expect to have some space that could be declared surplus, and we would have to find a way to remove it from the inventory if we could not identify any further use. It is a bit difficult at this point to determine where that is going to be and how that is going to be.

It is also going to be a challenge to try and collect that space in some meaningful box to be able to deal with one way or the other, and it is premature right now for us to even identify how we are going to do that. But we would expect that as there is some reductions in the work force that we should be—we should be ending up with some space in the inventory that we are going to have to act on.

Ms. NORTON. In light of no new net space, it would appear that GSA has to be very careful about how it regards space that may be freed up because of buyouts and downsizing. Should not such buyouts and downsizing be looked at the way one looks at a giant grid?

You are going to have the space vacated here, there and everywhere, so that if you had a grid it would just look like a bunch of uncoordinated spaces. But does this not provide an opportunity for you to consolidate, move people to where you couldn't possibly have moved them before, put people together who couldn't have been put together?

All of which would require, however, really moving around the pieces on the grid in perhaps strange new ways because you would have to have a very creative way of looking at those dots on the grid.

Mr. DAVIS. Yes. I was attempting to allude to that earlier when I said that we feel like we are going to have pockets of space coming open that we are going to have to find ways of dealing with. It will provide us with opportunities—opportunities for upgrading, for example, where we can create some pockets, and freed-up space can be used to swing people over to make room for upgrades where we need to do that, as opposed to having to move folks out into leased space. Where that is the case, we can use some of the inventory for that purpose.

So there are going to be opportunities but also a challenge in terms of just trying to work throughout to move the new people about to make the kinds of spaces available to allow us to take advantage of the fact that it is vacant.

Ms. NORTON. And this is not unrelated to how the FCC situation came about, if, in fact, GSA is going to either be a toothless tiger or not. Because to make best and maximum use of this space without simply offloading it, which may itself be noneconomic, it is going to have to encourage and take action to move agencies where they might not now be.



People may be comfortable where they are. They may like to be on K street near the restaurants and the lawyers. But if you are to use the taxpayers' money wisely, these grids are going to have to be brought together by somebody, and you are the only actor on the scene.

This committee will look very hard to see whether you increase your efficiency as a result of downsizing or simply that this space go catch as catch can.

Is the 60-40 ratio for allocation of space between Washington, D.C., Northern Virginia and Maryland still the ratio?

Mr. DAVIS. That is the National Capital Planning Commission's ratio, and that still is existing. And whenever we are meeting with them for the presentations or projects that is one of the questions which comes up.

Ms. NORTON. Are we in fact at 60-40 at the moment?

Mr. DAVIS. We are fairly close. I don't have the exact number. I could provide that for you, but we are fairly close.

It is not just a GSA issue, as I am sure you are aware. It is a government-wide—what is the ratio government-wide?

Ms. NORTON. Yes. How is the 60-40 allocation issue being addressed in the five-year plan?

Mr. DAVIS. Again, it is one of the factors that we are trying to—that we are looking at as a part of our planning process and working with the National Capital Region. Which is one of the reasons why it is going to be extremely important for us to work a little closer with them to make sure that we fit into the overall scheme of the 60-40, because we are just a piece of it.

So it is just one of the factors that we are considering as a part of the planning grid, the framework that we are trying to put together.

Ms. NORTON. Who coordinates it? If it is supposed to be 60-40, is there anybody who really looks to see that that ratio is, in fact, maintained?

Mr. DAVIS. The only group that I am aware of is the National Capital Planning Commission in their review process of assuring that—

Ms. NORTON. Do they let you know, do they let the other agencies know whether, in fact, that measure is being roughly maintained?

Mr. DAVIS. I don't know the answer to that. I just know that whenever we are making presentations to them, it is an issue which comes up in terms of our portion of the Federal population here in the area. I can find out, and I can let you know that. I just don't know off the top of my head.

Ms. NORTON. That would be important to know, because at the moment it looks like it may be an abstract number.

As we know, rents in outlying areas are always less. Probably acquisition costs are always less. This is the capital of the United States.

Mr. DAVIS. I understand.

Ms. NORTON. That is why the 60-40 ratio was established in the first place. It is not an unfair ratio, but if it fell much below that you could be on your way to Washington looking less like the capital, and more like the home of the Congress, and the President;

and not much else. And, of course, that would mean economic disaster for the District of Columbia, which Congress set up in the first place to house Federal agencies.

So it is important that that ratio—

Mr. DAVIS. We will get you the specifics on that.

Ms. NORTON. Thank you very much.

Ms. NORTON. Let me ask you about the core employment area. Mr. Duncan raised a very important point that he and I both pursued and that is related to the issue I just raised, the cost of doing business in the District as opposed to other places. Agencies left to their own devices wanted to be as close to 1600 Pennsylvania Avenue as possible, and Mr. Duncan and I discovered last year that that was certainly the case for the Secret Service, and we found that not every part of the Secret Service needed to be that close to the White House, that even the Secret Service didn't have to be that close.

And the committee has begun to identify larger core areas for building. There is a significant difference between locating in the old area and the expanded area.

I would like to know the extent to which you have looked outside of the areas already identified as core employment areas.

Mr. DAVIS. I don't know that we have done a lot of looking outside of the areas that identifies core employment areas, but then, since I have been here, we haven't had a need to do a lot of looking in that area anyway. I do know that—

Ms. NORTON. Well, why is that? People are looking for space in the District of Columbia all the time, Mr. Davis.

Mr. DAVIS. I am sorry. The point that I should have made and should have clarified was that the cases that have come before me since I have been here in the region, they haven't—there hasn't been that many cases, new cases, that are not ongoing that I have been involved with since I have been here.

I do know that in a couple of instances where we are working with agencies, though, we have made strong attempts at identifying areas, either in the expanded—or in the core areas, and some outside of the core areas, in trying to use all of those areas as an analysis to help them understand what is possible and what we can do as a part of their planning process and on the part of their looking at locational issues and trying to determine where they ought to be located.

So we are looking at areas outside of the core area in at least a couple of instances that I am aware of.

Ms. NORTON. Mr. Davis, the committee would like to be assured that space outside of the core area and that the 60-40 ratio are a part of the planning process that you are now involved in. Can you assure me that when you come back and talk about planning, that you have taken those two core areas into account? That is, the 60-40 ratio, which has long been the accepted ratio, and the core area's way of reducing rents and the property—the cost of acquisition of property will be a part of your presentation.

Mr. DAVIS. We will do that.

Ms. NORTON. Can I ask you about aging inventory? Do you look at the age of the existing inventory you own and whether it needs to be upgraded. I know that is a part of the regular process. But

I am talking about whether it needs to be discarded and anything new needs to replace it.

Mr. DAVIS. Well, I think in the District or in the National Capital Region we have kind of a unique situation in that, while we have a large percentage of our inventory which is aging, it is also—a portion of it is inventory which is listed on the National Register for Historic Places, and I am not so sure that it is the kind that we would want to necessarily discard rather than rehabilitate and adapt for use.

So we are trying to look at both how can we maintain and upgrade that inventory as opposed to getting rid of it.

Now, whenever we have lease inventory and other inventory which is outdated, our intent there is to replace it with inventories that better satisfies the needs of the agencies that are going to be housed there. But our planning process is really looking at trying to upgrade our existing inventory and be adaptable to use it.

Ms. NORTON. But the committee will be particularly interested in how you plan to acquire government-owned space and get into more leased space. The committee has a mantra year after year. Its mantra is more owned space, more owned space. And it is not much more than that.

We expect this plan to talk specifically about how you move from leased to owned space. For example, is there planning going on for a new DOT headquarters building? For they are currently in leased space. A huge agency in leased space.

Mr. DAVIS. Our planning process will address a way that we would hope to move more toward ownership. That is the first thing.

And the second thing, we are working with the Department of Transportation to look at options for getting them into some equity kind of position, some ownership position, more or less. That has—we are a long ways from finalizing that. But we are working with them to see if we can't look at options for how we can do that at this point.

Ms. NORTON. The Department of Transportation has been out there for some time, and there have been—they have been pretty near at times to getting space. But it has taken a very long time, and in fact to be going through a cycle where the market was as ripe, it is just tragic. I mean, if ever the time was to consolidate that agency, it has been during the last couple of years or so.

Mr. DAVIS. I agree.

Ms. NORTON. I hope that since the period is not completely over, since we see interest rates going up and the market changing, since it is not completely over, that if you are ever going to consolidate an agency as large as that, don't wait until we get a boom real estate market, please.

Finally, let me ask you about the Southeast Federal Center. The administration deserves a lot of credit. They saw what is regarded as the prime pieces of real estate on the East Coast owned entirely by the Federal Government just lying over there, and, to their credit, they moved on the Southeast Federal Center. But we haven't heard about it since they moved. We need a progress report on where we are on the Southeast Federal Center.

Mr. DAVIS. Okay. The developer contract for the Southeast Federal Center was awarded last spring. It was immediately protested.

GAO is hearing that protest. We expect a resolution of that any day, and we expected it before I came up this morning.

Once that is the case, we are prepared to move out with the two facilities and the infrastructure that was included as a part of that contract which has been awarded. Those two buildings will be headquarters facilities for the Corps of Engineers and for GSA and the infrastructure necessary to support that site.

In addition to that, we have been, if you will, marketing that site with a number of other agencies in an attempt to continue to build on getting a Federal population move to the Southeast Federal Center. So we are actively working the project in the face of the fact that right now we are waiting for the resolution of the protest.

Ms. NORTON. This project is being watched very closely because of its precedent-setting—its precedent-setting effect. I take it the intention still is to build the infrastructure—given the amount of land and space we are talking about, building the infrastructure for shops and other amenities to be leased so that that can be part of this whole development?

Mr. DAVIS. Yes, ma'am.

Ms. NORTON. This is very important. It means that you won't have agencies coming and going because they feel isolated down on M street. It means that you won't have a terrible problem that you are having with the FCC of trying to encourage agencies to move there. And it means there will be some return to the government for what—for the capital costs that the government has put into because you will be renting the space yourself rather than renting out space from others.

Mr. DAVIS. We intend to implement—I assume that you have even our master plan, but we intend to implement it just like it is presented and move on with it.

Ms. NORTON. Yes, I have seen the site, and I am pleased to hear that there are no changes.

Mr. Davis, I very much appreciate your coming forward. I recognize that we asked you about the plan when it is in its preliminary stages. I only hope that you will take our concerns, our questions into account as you continue the planning process.

Mr. DAVIS. Thank you.

Ms. NORTON. Thank you very much.

The meeting is adjourned officially.

[Whereupon, at 10:35 a.m., the subcommittee was adjourned.]



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STATEMENT OF  
MR. THURMAN DAVIS  
REGIONAL ADMINISTRATOR  
NATIONAL CAPITAL REGION  
GENERAL SERVICES ADMINISTRATION  
BEFORE THE  
SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS  
COMMITTEE ON PUBLIC WORKS AND TRANSPORTATION  
HOUSE OF REPRESENTATIVES

June 16, 1994

# OFFICIAL

GOOD MORNING MR. CHAIRMAN AND MEMBERS OF THE SUBCOMMITTEE. I AM THURMAN DAVIS, REGIONAL ADMINISTRATOR FOR THE NATIONAL CAPITAL REGION (NCR) OF THE GENERAL SERVICES ADMINISTRATION (GSA). THANK YOU FOR THE OPPORTUNITY TO APPEAR BEFORE YOU TODAY TO DISCUSS OUR PLANS TO INCREASE COORDINATION WITH LOCAL PUBLIC AND PRIVATE SECTOR ORGANIZATIONS IN THE DEVELOPMENT OF OUR LONG-RANGE HOUSING PLANS FOR THE NATIONAL CAPITAL REGION.

GSA'S NATIONAL CAPITAL REGION HAS DEVELOPED STRONG WORKING RELATIONSHIPS WITH LOCAL JURISDICTIONS AND THE PRIVATE SECTOR REAL ESTATE COMMUNITY OVER THE PAST SEVERAL YEARS. UNDER THE LEADERSHIP OF ROGER JOHNSON, ADMINISTRATOR OF GENERAL SERVICES, WE ARE COMMITTED TO STRENGTHENING OUR COORDINATION WITH LOCAL PUBLIC AND PRIVATE SECTOR ORGANIZATIONS. WE WERE PLEASED TO RECEIVE THE JANUARY 11, 1994, LETTER TO ROGER JOHNSON FROM THE CHAIR AND VICE CHAIR OF THIS SUBCOMMITTEE AND MEMBERS OF THE LOCAL CONGRESSIONAL DELEGATION REQUESTING GSA TO "INCLUDE LOCAL PLANNING OFFICIALS AS WELL AS PRIVATE SECTOR EXPERTS" IN THE DEVELOPMENT OF THE NATIONAL CAPITAL REGION'S FIVE YEAR PLAN. YOUR INTEREST SUPPORTS OUR ON-GOING ACTIVITIES. ON FEBRUARY 1, 1994, JULIA STASCH, DEPUTY ADMINISTRATOR, RESPONDED TO YOUR LETTER, IDENTIFYING ME AS THE SENIOR OFFICIAL CHARGED WITH THE RESPONSIBILITY FOR THESE ACTIVITIES.

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IN MARCH AND APRIL OF THIS YEAR I MET WITH CHAIRMAN TRAFICANT AND THE STAFF MEMBERS OF THE LOCAL CONGRESSIONAL DELEGATION TO DISCUSS THE NATIONAL CAPITAL REGION'S PROPOSAL FOR INVOLVING THE LOCAL JURISDICTIONS AND THE PRIVATE SECTOR IN FINALIZING OUR FY 1996-2000 COMMUNITY PLAN AND DEVELOPING OUR FY 1997-2001 COMMUNITY PLAN. THE TESTIMONY I WILL PRESENT THIS MORNING DESCRIBES OUR OUTREACH PROCESS AND PROVIDES AN OVERVIEW OF OUR FY 1996-2000 COMMUNITY PLAN FOR THE NATIONAL CAPITAL REGION.

OUR OUTREACH PROCESS IS AN ENHANCEMENT OF OUR PREVIOUS AND ON-GOING COORDINATION WITH THE LOCAL JURISDICTIONS AND PRIVATE SECTOR REAL ESTATE MARKET. OUR FY 1996-2000 COMMUNITY PLAN BUILDS UPON PAST PLANNING WORK AND PROVIDES THE CONTEXT FOR THE FY 1996 PROGRAM WHICH WILL BE SUBMITTED TO CONGRESS IN THE PRESIDENT'S BUDGET REQUEST.

THE FOCUS OF MY TESTIMONY TODAY IS THE NATIONAL CAPITAL REGION AS DEFINED IN THE PLANNING ACT OF 1952, THE 2,500 SQUARE MILE AREA ENCOMPASSING THE DISTRICT OF COLUMBIA; MONTGOMERY AND PRINCE GEORGE'S COUNTIES IN MARYLAND; AND ARLINGTON, FAIRFAX, LOUDOUN AND PRINCE WILLIAM COUNTIES AND THE INDEPENDENT CITIES OF ALEXANDRIA, FALLS CHURCH, FAIRFAX, MANASSAS AND MANASSAS PARK IN VIRGINIA.

THE NATIONAL CAPITAL REGION'S SHORT-TERM OBJECTIVE FOR OUR OUTREACH PROCESS IS TO WORK WITH PLANNING OFFICIALS AND

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PRIVATE SECTOR EXPERTS TO IDENTIFY LOCAL PLANNING GOALS AND REAL ESTATE MARKET CONDITIONS AND OPPORTUNITIES FOR CONSIDERATION IN OUR COMMUNITY PLANS. OUR LONG-TERM OBJECTIVE IS TO DEVELOP A MEANS BY WHICH LOCAL PLANNING OFFICIALS AND THE PRIVATE SECTOR REAL ESTATE COMMUNITY CAN CONTINUE TO PARTICIPATE IN GSA'S PLANNING FOR FEDERAL FACILITIES IN THIS REGION.

WE BELIEVE THAT THE BEST WAY TO MEET THESE OBJECTIVES IS TO BUILD UPON OUR ALREADY ESTABLISHED RELATIONSHIPS WITH REGIONAL PLANNING ORGANIZATIONS AS WELL AS THE PRIVATE SECTOR REAL ESTATE COMMUNITY. THEREFORE, WE ARE WORKING DIRECTLY WITH:

- THE METROPOLITAN DEVELOPMENT POLICY COMMITTEE AND THE PLANNING DIRECTORS TECHNICAL ADVISORY COMMITTEE OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (COG);
- THE NATIONAL CAPITAL PLANNING COMMISSION (NCPC);
- THE GREATER WASHINGTON BOARD OF TRADE; AND
- THE FEDERAL CITY COUNCIL.

GSA'S PLANNING PROCESS BEGINS SEVERAL YEARS PRIOR TO CONGRESSIONAL ACTION WITH THE DEVELOPMENT OF A FIVE YEAR COMMUNITY PLAN. THE COMMUNITY PLAN FOR FY 1996-2000 WILL BE

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OUR FIRST DETAILED PLAN PROVIDING THE CONTEXT FOR OUR PROPOSED PROJECTS IN THE NATIONAL CAPITAL REGION. WE BEGAN DEVELOPING THE FY 1996-2000 COMMUNITY PLAN IN THE SUMMER OF 1993. WE SUBMITTED OUR PLAN TO GSA'S CENTRAL OFFICE IN JANUARY 1994 FOR REVIEW BY THE PLANNING AND PROJECT REVIEW BOARD (PPRB). THE PPRB ANALYZES ALL CAPITAL PROJECTS PROPOSED BY GSA'S REGIONAL OFFICES TO DETERMINE WHICH ONES ARE HIGH PRIORITIES AND SHOULD BE INCLUDED IN OUR BUDGET SUBMISSION TO THE OFFICE OF MANAGEMENT AND BUDGET.

BASED ON THE RESULTS OF THIS ANALYSIS, WE THEN PREPARE PROSPECTUSES FOR THOSE PROJECTS APPROVED BY THE PPRB. THE NATIONAL CAPITAL REGION IS CURRENTLY PREPARING PROSPECTUSES FOR THOSE PROJECTS WHICH WERE APPROVED BY THE PPRB THIS SPRING. OUR FY 1996-2000 COMMUNITY PLAN AND FY 1996 PROSPECTUSES FOR THE NATIONAL CAPITAL REGION WILL BE INCLUDED IN GSA'S BUDGET PACKAGE. GSA WILL SUBMIT THIS PACKAGE TO OMB IN SEPTEMBER.

THOSE PROSPECTUSES IN GSA'S PROGRAM WHICH ARE APPROVED BY OMB WILL BE INCLUDED IN THE PRESIDENT'S FY 1996 BUDGET REQUEST AND SUBMITTED TO CONGRESS IN JANUARY. ONCE THE BUDGET IS SUBMITTED TO CONGRESS, WE PLAN TO SHARE PROJECT SPECIFIC INFORMATION WITH THE LOCAL JURISDICTIONS AND PRIVATE SECTOR. THE FINAL STEP IN THE PLANNING PROCESS IS FOR CONGRESS TO AUTHORIZE AND APPROVE FUNDING FOR OUR CAPITAL PROJECTS.

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THE NATIONAL CAPITAL REGION IS CURRENTLY WORKING ON TWO COMMUNITY PLANS: THE FY 1996-2000 COMMUNITY PLAN AND THE FY 1997-2001 COMMUNITY PLAN. WE ARE ASKING THE LOCAL JURISDICTIONS AND PRIVATE SECTOR REAL ESTATE EXPERTS TO REVIEW AND PROVIDE INFORMATION FOR INCLUSION IN OUR FY 1996-2000 COMMUNITY PLAN. ALTHOUGH WE HAVE SUBMITTED OUR PRELIMINARY FY 1996-2000 COMMUNITY PLAN TO GSA'S CENTRAL OFFICE, THERE IS STILL AN OPPORTUNITY TO MAKE REFINEMENTS TO THE PLAN BEFORE IT IS SUBMITTED TO OMB IN SEPTEMBER.

AT THE SAME TIME THE NATIONAL CAPITAL REGION IS REQUESTING THE PARTICIPATION OF THE LOCAL JURISDICTIONS AND THE PRIVATE SECTOR IN THE DEVELOPMENT OF OUR FY 1997-2001 COMMUNITY PLAN. DURING THE NEXT SEVERAL MONTHS WE WILL BE WORKING WITH COG, NCPC, THE GREATER WASHINGTON BOARD OF TRADE, AND THE FEDERAL CITY COUNCIL TO IDENTIFY LOCAL PLANNING GOALS AND FURTHER DEFINE MARKET CONDITIONS.

WE HOPE THAT THIS PROCESS WILL RESULT IN A SHARING OF INFORMATION BETWEEN GSA AND THE PUBLIC AND PRIVATE SECTORS AS WELL AS THE IDENTIFICATION OF LOCAL CONSIDERATIONS IN OUR COMMUNITY PLAN. THESE CONSIDERATIONS WILL INCLUDE REGIONAL AND LOCAL PLANNING GOALS, DEVELOPMENT OBJECTIVES, AND ENVIRONMENTAL ISSUES; THE GOALS IDENTIFIED IN NCPC'S COMPREHENSIVE PLAN FOR THE NATIONAL CAPITAL; AND PRIVATE SECTOR REAL ESTATE MARKET CONDITIONS AND OPPORTUNITIES.

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MR. CHAIRMAN, I WOULD NOW LIKE TO PROVIDE YOU AND THE MEMBERS OF THE SUBCOMMITTEE WITH AN OVERVIEW OF THE NATIONAL CAPITAL REGION'S FY 1996-2000 COMMUNITY PLAN. THE PLAN CONTAINS FOUR SECTIONS: SECTION 1 IDENTIFIES THE CONDITIONS IN THE NATIONAL CAPITAL REGION; SECTION 2 DISCUSSES GSA'S LONG-TERM OBJECTIVES FOR THE NATIONAL CAPITAL REGION; SECTION 3 PRESENTS OUR PROPOSED COMMUNITY STRATEGY AND IDENTIFIES SPECIFIC PROJECTS; AND SECTION 4 PROVIDES ADDITIONAL DATA TO SUPPORT OUR STRATEGY.

THE FOCUS OF OUR OUTREACH PROCESS IS TO SOLICIT INFORMATION FOR INCLUSION IN SECTIONS 1 AND 2 OF THE COMMUNITY PLAN. AS I INDICATED, WE ARE ASKING COG, NCPC, THE GREATER WASHINGTON BOARD OF TRADE, AND THE FEDERAL CITY COUNCIL TO PROVIDE INFORMATION ON LOCAL PLANNING GOALS AND REAL ESTATE MARKET CONDITIONS. WE WILL INCLUDE THIS INFORMATION IN SECTION 1 WHICH DISCUSSES CONDITIONS IN THE NATIONAL CAPITAL REGION. WE ARE ALSO ASKING THE LOCAL JURISDICTIONS AND PRIVATE SECTOR REAL ESTATE COMMUNITY TO REACT TO OUR LONG-TERM GOALS AND OBJECTIVES FOR THE NATIONAL CAPITAL REGION AS DESCRIBED IN SECTION 2.

SECTIONS 3 AND 4 PROVIDE PROJECT-SPECIFIC INFORMATION AND CANNOT BE SHARED AS PART OF OUR OUTREACH PROGRAM AT THIS TIME. HOWEVER, AS I INDICATED ABOVE, WE WILL BRIEF LOCAL PLANNING OFFICIALS AND PRIVATE REAL ESTATE EXPERTS ON OUR

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PROJECTS NEXT WINTER AFTER THE PRESIDENT SUBMITS HIS BUDGET REQUEST TO CONGRESS.

BEFORE I SUMMARIZE THE HIGHLIGHTS OF OUR FY 1996-2000 COMMUNITY PLAN, I WOULD LIKE TO NOTE THAT WHILE WE CONTROL NEARLY 71 MILLION OCCUPIABLE SQUARE FEET OF SPACE IN THE NATIONAL CAPITAL REGION, WE ARE NOT THE ONLY FEDERAL AGENCY WITH CUSTODY OVER LAND AND BUILDINGS IN THE REGION. AGENCIES SUCH AS THE DEPARTMENT OF DEFENSE, THE DEPARTMENT OF INTERIOR, THE DEPARTMENT OF TREASURY, AND OTHERS ALSO CONTROL SIGNIFICANT AMOUNTS OF REAL PROPERTY IN THE REGION. NONETHELESS, WE REALIZE THAT DECISIONS MADE BY GSA IN THE NATIONAL CAPITAL REGION HAVE A MAJOR IMPACT ON THE LOCAL JURISDICTIONS.

THIRTY PERCENT OF GSA'S NATIONWIDE INVENTORY IS LOCATED IN THE NATIONAL CAPITAL REGION. WE HOUSE 326,000 FEDERAL EMPLOYEES IN 70.6 MILLION OCCUPIABLE SQUARE FEET OF SPACE. MANY OF OUR CUSTOMERS ARE THE HEADQUARTERS COMPONENTS OF FEDERAL DEPARTMENTS AND AGENCIES.

SEVERAL FACTORS IMPACT THE PLANNING AND EXECUTION OF PROJECTS IN THE NATIONAL CAPITAL REGION. FIRST, THE OFFICE OF MANAGEMENT AND BUDGET AND THE CONGRESS ARE VERY INTERESTED IN GSA'S PROJECTS IN THE REGION. SECOND, NCPD AND THE COMMISSION OF FINE ARTS HAVE STATUTORY AUTHORITY TO REVIEW, AND IN MANY CASES APPROVE, OUR DESIGNS FOR ALL NEW CONSTRUCTION AND MANY REPAIR AND ALTERATION PROJECTS. THIRD, 42 PERCENT OF THE BUILDINGS IN



THE NATIONAL CAPITAL REGION'S GOVERNMENT-OWNED INVENTORY ARE EITHER LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES.

WE RECOGNIZE THE IMPORTANCE OF DESIGNING FEDERAL BUILDINGS IN THE NATION'S CAPITAL TO THE HIGHEST ARCHITECTURAL STANDARDS AND TO PROTECT OUR UNIQUE, HISTORIC INVENTORY. ENSURING THAT THE DESIGNS FOR OUR NEW CONSTRUCTION AND MODERNIZATION PROJECTS PROTECT AND ENHANCE THE CHARACTER OF THE NATION'S CAPITAL INVOLVES EXTENSIVE REVIEWS BY NCPC, THE COMMISSION OF FINE ARTS AND THE HISTORIC PRESERVATION REVIEW AGENCIES. THESE REVIEWS CAN RESULT IN INCREASED PROJECT COSTS AND POSSIBLE SCHEDULE DELAYS.

AS I STATED ABOVE, GSA HAS A VERY STRONG PRESENCE IN THE NATIONAL CAPITAL REGION. WE CURRENTLY CONTROL 70.6 MILLION OCCUPIABLE SQUARE FEET OF SPACE, HOUSING 326,000 FEDERAL EMPLOYEES. THE GOVERNMENT OWNS 28.5 MILLION OCCUPIABLE SQUARE FEET OF THIS SPACE AND LEASES 42.1 MILLION OCCUPIABLE SQUARE FEET.

OF THE 70.6 MILLION OCCUPIABLE SQUARE FEET IN OUR INVENTORY, OVER 40 MILLION SQUARE FEET, OR 58 PERCENT, IS IN THE DISTRICT OF COLUMBIA; OVER 19 MILLION SQUARE FEET, OR 27 PERCENT, IS IN VIRGINIA; AND NEARLY 11 MILLION SQUARE FEET, OR 15 PERCENT, IS IN MARYLAND. OVER HALF OF THE SQUARE FOOTAGE CONTROLLED BY GSA IN THE DISTRICT OF COLUMBIA IS GOVERNMENT-OWNED. THIS

SECRET

COMPARES WITH MARYLAND WHERE ONE-QUARTER OF THE SQUARE FOOTAGE IS OWNED BY GSA AND VIRGINIA WHERE ONLY 13 PERCENT OF THE SQUARE FOOTAGE IS GSA-OWNED.

OF THE 70.6 MILLION OCCUPIABLE SQUARE FEET IN OUR PORTFOLIO, 71 PERCENT IS OFFICE SPACE; ONE PERCENT IS COURTS SPACE; AND THE REMAINING 28 PERCENT IS STORAGE SPACE AND SPECIAL SPACE SUCH AS LABORATORY FACILITIES AND CAFETERIAS.

IN ANALYZING OUR INVENTORY, IT IS ALSO IMPORTANT TO CONSIDER THE NEW CONSTRUCTION AND REPAIR AND ALTERATION PROJECTS WHICH HAVE BEEN AUTHORIZED BY CONGRESS AND ARE CURRENTLY UNDERWAY. APPROXIMATELY 10.5 MILLION GROSS SQUARE FEET OF NEW CONSTRUCTION, REPRESENTING A TWO BILLION DOLLAR INVESTMENT IN THE REGION, IS EITHER IN THE DESIGN OR CONSTRUCTION PHASES OF DEVELOPMENT. WE ARE ALSO MODERNIZING EIGHT MILLION GROSS SQUARE FEET OF SPACE IN THE DISTRICT OF COLUMBIA. THIS REPRESENTS AN INVESTMENT OF OVER \$660 MILLION DOLLARS IN OUR EXISTING INVENTORY.

GIVEN THE ABOVE INFORMATION AS BACKGROUND, WE RECOGNIZE THAT THERE ARE A NUMBER OF FEDERAL AND REGIONAL ISSUES THAT MUST BE CONSIDERED IN THE DEVELOPMENT OF OUR COMMUNITY PLAN. ONE ISSUE IS THE MAJOR PRESENCE OF THE FEDERAL GOVERNMENT IN THE REGION AND THE IMPACT THAT THE "RIGHT SIZING" OF FEDERAL AGENCIES MAY HAVE ON THE SPACE DEMANDS OF OUR CUSTOMERS. TWO EXAMPLES OF FEDERAL SPACE DECISIONS WITH TREMENDOUS

IMPACTS ON THE LOCAL JURISDICTIONS INCLUDE THE BASE REALIGNMENT AND CLOSURE ACTIVITIES AND THE 3.4 MILLION SQUARE FOOT CONSTRUCTION PROJECT FOR THE FOOD AND DRUG ADMINISTRATION.

ANOTHER SET OF BROAD REGIONAL ISSUES WHICH INFLUENCE OUR PLANNING INCLUDE THE IMPACT OF THE INTERMODAL SURFACE TRANSPORTATION AND EFFICIENCY ACT AND THE CLEAN AIR AMENDMENTS ON THE REGION'S AIR QUALITY, TRANSPORTATION SYSTEMS AND LAND USE PATTERNS; THE DISTRICT OF COLUMBIA'S PLANS TO EXPAND ITS CENTRAL EMPLOYMENT AREA; AND THE NATIONAL CAPITAL PLANNING COMMISSION'S POLICY THAT 60 PERCENT OF ALL FEDERAL EMPLOYEES IN THE REGION SHOULD BE LOCATED IN THE DISTRICT OF COLUMBIA, AND 40 PERCENT IN THE SUBURBAN JURISDICTIONS. WE EXPECT THAT THIS LIST WILL BE REFINED AND EXPANDED UPON OVER THE NEXT SEVERAL MONTHS AS WE CONTINUE OUR OUTREACH PROCESS.

TO DEVELOP A FIVE YEAR PLAN FOR HOUSING FEDERAL AGENCIES IN THE NATIONAL CAPITAL REGION, IT IS ESSENTIAL TO UNDERSTAND OUR CUSTOMERS' DEMAND FOR SPACE. TEN AGENCIES OCCUPY 63 PERCENT OF GSA'S SPACE INVENTORY IN THE NATIONAL CAPITAL REGION. GSA'S TOP TEN CUSTOMERS IN THE REGION ARE:

- THE DEPARTMENT OF DEFENSE;
- THE DEPARTMENT OF JUSTICE;
- THE DEPARTMENT OF COMMERCE;

- THE DEPARTMENT OF HEALTH AND HUMAN SERVICES;
- THE DEPARTMENT OF TREASURY;
- THE DEPARTMENT OF TRANSPORTATION;
- THE GENERAL SERVICES ADMINISTRATION;
- THE EXECUTIVE OFFICE OF THE PRESIDENT;
- THE DEPARTMENT OF STATE; AND
- THE DEPARTMENT OF AGRICULTURE.

OUR CUSTOMERS GENERALLY REQUIRE LARGE, HEADQUARTERS FACILITIES OF OVER 750,000 SQUARE FEET. AND WHILE OUR CUSTOMERS ARE EXPERIENCING SIGNIFICANT DOWNSIZING, APPROXIMATELY 75 PERCENT OF THEIR SPACE REQUIREMENTS ARE LONG-TERM.

TO DEVELOP A LONG-RANGE PLAN FOR THE NATIONAL CAPITAL REGION IT IS ALSO IMPORTANT TO UNDERSTAND THE SUPPLY SIDE OF THE EQUATION. THE MAJORITY OF BUILDINGS IN OUR INVENTORY ARE EITHER IN FAIR OR POOR CONDITION. NEARLY 43 PERCENT OF OUR OWNED BUILDINGS AND 19 PERCENT OF OUR LEASED BUILDINGS ARE IN POOR CONDITION. IN CONTRAST, ONLY 15 PERCENT OF OUR OWNED BUILDINGS AND 19 PERCENT OF OUR LEASED BUILDINGS ARE CONSIDERED TO BE IN EXCELLENT CONDITION. CLEARLY, OUR INVENTORY REQUIRES MAJOR WORK TO MEET THE NEEDS OF OUR CUSTOMERS.

WHEN WE CONSIDER THE PRIVATE SECTOR MARKET AND ITS POTENTIAL TO ACCOMMODATE OUR CUSTOMERS' NEEDS, WE FIND THAT THERE ARE NO BLOCKS OF CLASS A OFFICE SPACE ON THE MARKET IN THE CENTRAL

EMPLOYMENT AREA OVER 100,000 SQUARE FEET. FURTHERMORE, THERE IS MINIMAL SPECULATIVE OFFICE CONSTRUCTION AND NO SPECULATIVE CLASS A OFFICE SPACE OF BLOCKS OVER 100,000 SQUARE FEET UNDER CONSTRUCTION. AND WHILE THE MARKETPLACE IS BEGINNING TO REHABILITATE AND RE-LET BLOCKS OF CLASS A SPACE, VACANCY RATES ARE LOW AND CONTINUING TO DECREASE AND RENTAL RATES ARE HIGH AND CONTINUING TO INCREASE.

GIVEN THE FEDERAL PRESENCE IN THE REGION, OUR CUSTOMERS' NEEDS, AND THE CURRENT SUPPLY, WE HAVE DEVELOPED SEVERAL GOALS FOR OUR INVENTORY IN THE NATIONAL CAPITAL REGION. THESE GOALS EMPHASIZE GSA'S FOCUS ON WORKING "BETTER, CHEAPER, FASTER AND SMARTER"; HIGHLIGHT CUSTOMER SERVICE AS OUR NUMBER ONE PRIORITY; STRENGTHEN OUR FOCUS ON ASSET MANAGEMENT; AND SUPPORT GSA'S POLICY OF NO NET NEW SPACE AND OUR INTEREST IN A CAPITAL BUDGETING APPROACH.

OUR FIRST GOAL IS TO INCREASE OUR RATIO OF OWNED TO LEASED BUILDINGS. THIS GOAL IS IMPORTANT BECAUSE WHILE THE LONG-TERM RENTAL MARKET IS UNCERTAIN, OUR CUSTOMERS' NEEDS ARE BECOMING MORE AND MORE CERTAIN AS A RESULT OF "RIGHT-SIZING". SPECIFIC PERFORMANCE OBJECTIVES ASSOCIATED WITH THIS GOAL ARE TO INCREASE THE PERCENTAGE OF GOVERNMENT OWNED SPACE BY 2002 AND TO GENERATE LONG-TERM SAVINGS FOR THE AMERICAN TAXPAYER.

OUR SECOND GOAL IS TO IMPROVE OUR INVENTORY TO MAXIMIZE OPERATIONAL EFFICIENCY AND SATISFY OUR CUSTOMERS' NEEDS.

SPECIFIC PERFORMANCE OBJECTIVES ARE TO MODERNIZE TWO TO THREE PERCENT OF THE INVENTORY EACH YEAR OVER THE NEXT 30 YEARS; TO IMPROVE THE OPERATIONAL PERFORMANCE OF THE BUILDINGS TO A LEVEL WHICH WILL RESULT IN A CUSTOMER SATISFACTION RATING OF 95 PERCENT; AND TO ENSURE THAT ALL NEW SPACE COMPLIES WITH FEDERAL REGULATIONS.

GSA'S THIRD GOAL FOR THE NATIONAL CAPITAL REGION IS TO OPTIMIZE THE FINANCIAL PERFORMANCE OF OUR INVENTORY. OUR PERFORMANCE OBJECTIVES INCLUDE MAINTAINING AN AVERAGE VACANCY RATE OF THREE PERCENT; IMPROVING THE PROFITABILITY OF OUR BUILDINGS THROUGH A MODERNIZATION PROGRAM; AND MAXIMIZING THE USE OF EXISTING GOVERNMENT LAND HOLDINGS.

OUR FOURTH GOAL IS TO WORK WITH NCPC TO IMPROVE COORDINATION AMONG LOCAL, STATE, QUASI-FEDERAL AND FEDERAL AGENCIES TO BETTER UTILIZE GOVERNMENT RESOURCES. SPECIFIC PERFORMANCE OBJECTIVES INCLUDE IMPROVING COORDINATION WITH REGIONAL LAND HOLDING AGENCIES; ESTABLISHING A REGIONAL REAL PROPERTY PORTFOLIO MANAGEMENT SYSTEM; AND MAXIMIZING OPPORTUNITIES FOR PARTNERSHIPS.

OVER THE NEXT SEVERAL MONTHS THE NATIONAL CAPITAL REGION WILL WORK CLOSELY WITH THE LOCAL JURISDICTIONS AND THE PRIVATE SECTOR ON OUR FY 1996-2000 AND FY 1997-2001 COMMUNITY PLANS. WE HAVE DISCUSSED OUR OUTREACH PROCESS WITH COG AND WILL MEET WITH THE NATIONAL CAPITAL PLANNING COMMISSION, THE GREATER

WASHINGTON BOARD OF TRADE, AND THE FEDERAL CITY COUNCIL LATER THIS MONTH. WE SEE THIS AS THE FIRST STEP IN A CONTINUOUS PROCESS OF SHARING INFORMATION WITH THE LOCAL COMMUNITY AND CONSIDERING LOCAL AND REGIONAL ISSUES AS WE DEVELOP OUR LONG-RANGE PLANS.

MR. CHAIRMAN, I HOPE THAT THIS OVERVIEW HAS GIVEN YOU A BETTER UNDERSTANDING OF THE KINDS OF INFORMATION AND ISSUES GSA'S NATIONAL CAPITAL REGION IS CONSIDERING IN OUR COMMUNITY PLAN AND HOW WE ARE INVOLVING THE LOCAL JURISDICTIONS AND PRIVATE SECTOR IN OUR PLANNING PROCESS. THE GENERAL SERVICES ADMINISTRATION APPRECIATES THE SUBCOMMITTEE'S INTEREST IN OUR COMMUNITY PLAN AND OUTREACH PROGRAM, AND LOOKS FORWARD TO UPDATING YOU ON OUR PROGRESS AS WE FINALIZE THE FY 1996-2000 COMMUNITY PLAN AND DEVELOP THE FY 1997-2001 COMMUNITY PLAN OVER THE NEXT SEVERAL MONTHS. AGAIN, THANK YOU FOR INVITING US TO APPEAR BEFORE THE SUBCOMMITTEE TODAY. I WOULD BE HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE.





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